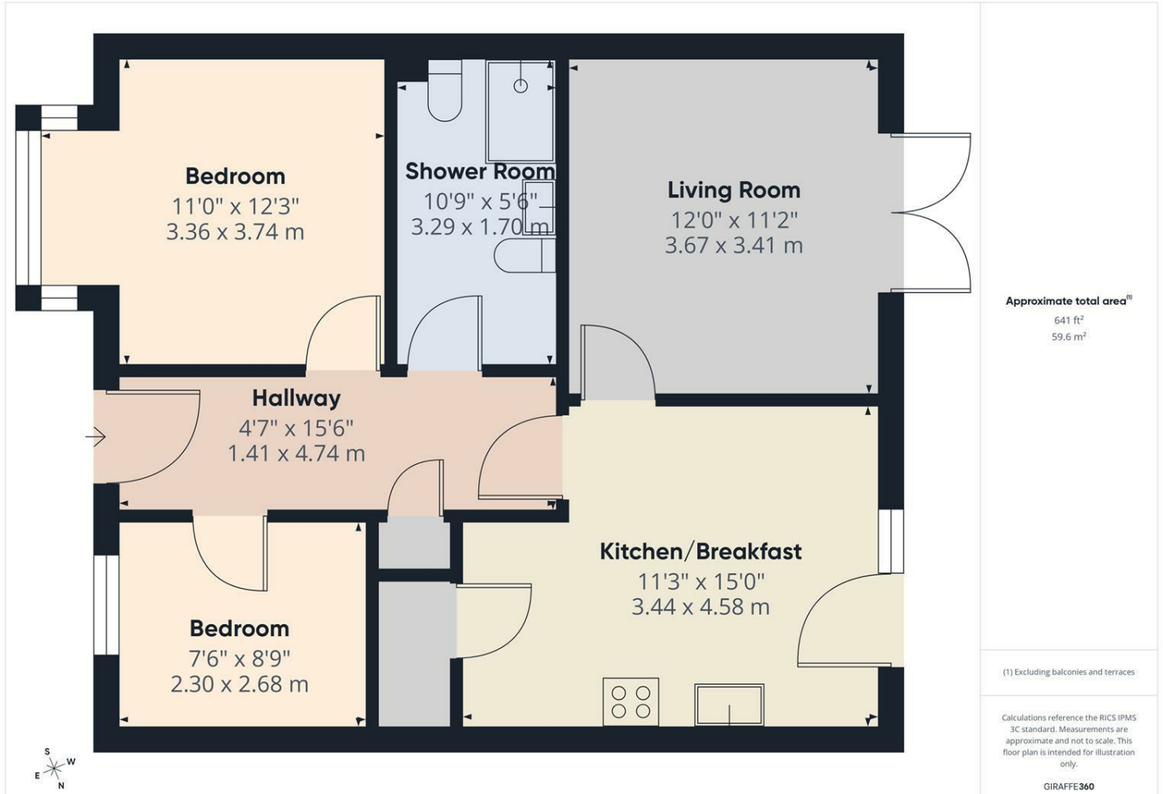
Brannen&Partners

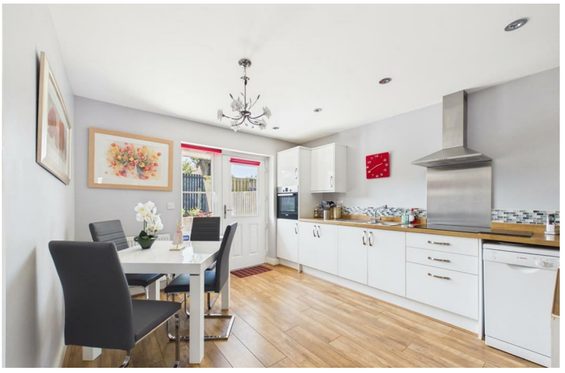
www.brannen-partners.co.uk

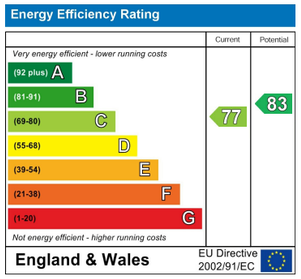
Stanton Court, Marden Estate











Important Information
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £279,000

Description

BEAUTIFULLY POSITIONED WITHIN A QUIET CUL-DE-SAC IS THIS ATTRACTIVE DOUBLE FRONTED TWO BEDROOM MID-LINK BUNGALOW SITUATED ON THE POPULAR MARDEN ESTATE OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this immaculately presented two bedroom bungalow located within this peaceful development on the Marden Estate. Boasting bright and airy accommodation, fitted shutters, well equipped kitchen/breakfast and westerly facing private garden.

Briefly comprising: Entrance to an inviting hallway giving access to all rooms as well as benefitting from a storage cupboard. To the rear of the property is the living room, filled with natural light due to the glazed double doors overlooking the rear garden. The well equipped kitchen/breakfast is neutral in design with a good range of fitted wall and base units, integrated appliances include an electric hob, Bosch oven, extractor hood, space for a fridge and plumbing for a dishwasher. A large cupboard provides space and plumbing for a washing machine and a door offers access out to the rear garden.

There are two bedrooms to the front which both have stylish fitted shutters, one of the bedrooms is a double in size and features a box bay window. Finally to complete this home is the shower room, comprising a large step in shower, hand basin, W.C and bidet.

Externally to the rear is a private westerly facing low maintenance garden, paved and gravelled to create a pleasant seating area. To the front is an artificial lawn with a designated parking bay.

Positioned within this peaceful development of Stanton Court on the popular Marden Estate. Set between the two very popular towns of Whitley Bay and Tynemouth, this property is well located for local shops, transport links as well as road links to the City Centre and beyond. Cullercoats has a beautiful beach as well as a good selection of local shops, cafes and amenities.

Entrance Hallway

Living Room
12'0" x 11'2"

Kitchen/Breakfast
15'0" x 11'3"

Bedroom One
12'3" x 11'0"

Bedroom Two
8'9" x 7'6"

Shower Room
10'9" x 5'6"

Externally
To the rear is a private westerly facing low maintenance garden, paved and gravelled to create a pleasant seating area. To the front is an artificial lawn with a designated parking bay.

Tenure
Freehold











