



Hartburn Road, Marden Estate, NE30 3RH

£375,000

Rare to the market, we just love this detached family bungalow with gorgeous Sunny aspect rear garden! With the benefit of no onward chain, Hartburn Road offers a convenient and commutable location on the popular Marden Estate, within walking distance to shops, restaurants, bus routes and with excellent transport links. This lovely bungalow showcases a fabulous entrance porch and hallway, rear lounge with feature fireplace and gas, living flame fire, conservatory enjoying views and access out to the garden, perfect for summer days!

Family breakfasting kitchen with access to the generous garage. Three bedrooms or the second bedroom could be utilised as front lounge or dining room, contemporary and stylish shower room with double shower cubicle. Stunning, mature garden with sunny aspect, well stocked borders, lawn and patio. Front garden and driveway, garage

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Double Glazed Entrance Door to:

ENTRANCE PORCH: triple glazed porch with double glazed entrance door to:

ENTRANCE HALLWAY: a fabulous hallway, spacious and bright with feature panelling, double storage cupboard, additional storage cupboard housing electrics and shelving, radiator, double glazed stained leaded light window, door to:

LOUNGE: (rear): 15'0 x 12'8, (4.57m x 3.86m), superb sized lounge with feature fireplace, gas coal effect fire with back boiler recessed, cornice to ceiling, radiator, double glazed French door to:

GARDEN ROOM: 11'7 x 8'2, (3.53m x 2.48m), overlooking and opening out to the rear garden, spotlights to ceiling, tiled floor, double glazed French doors out to the garden

BREAKFASTING KITCHEN: 12'0 x 10'3, (3.66m x 3.12m), family breakfasting kitchen incorporating a range of base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with mixer taps, freestanding Range cooker, plumbed for automatic washing machine, tiled floor, triple glazed window, tiled splashbacks, double glazed door through to:

GARAGE: 14'7 x 8'5, (4.45m x 2.57m), electric roller door, double glazed window, double glazed door out to the garden



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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BEDROOM ONE: (rear): 14'7 x 11'0, (4.45m x 3.35m), triple glazed window, radiator

BEDROOM TWO/DINING ROOM: (front): 12'6 x 10'6, (3.81m x 3.20m), into alcoves, gas fire, delft rack, radiator, triple glazed window

BEDROOM THREE: (front): 9'8 x 7'4, (2.95m x 2.24m), radiator, triple glazed window

SHOWER ROOM: contemporary and stylish shower room, comprising of, double shower cubicle, chrome shower, vanity sink unit with mixer taps, panelling to walls, laminate flooring, triple glazed window, spotlights to ceiling

EXTERNALLY: fabulous, sunny aspect rear garden, mature and beautifully landscaped, with mature borders and hedging, fruit trees, lawn and patio, front driveway, feature gravelling and garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains /Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: D

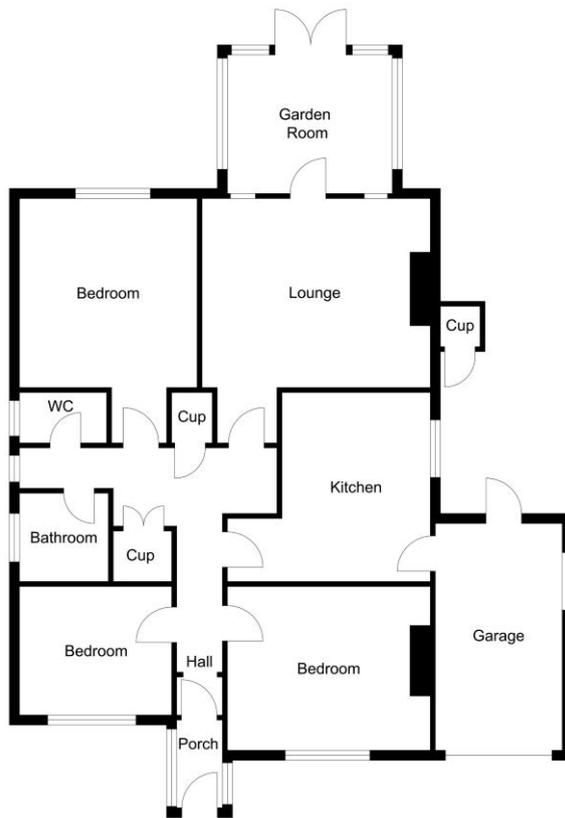
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Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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