





- Sought After Location
- Well Presented
- Close To Amenities
- Freehold
- Viewing Recommended
- Three Bedrooms
- Ideal Family Home
- Conservatory
- Council Tax Band *A*
- Call for More Information





This well presented, three-bedroom, semi-detached home is ideally located on the sought-after Marden Estate and is an ideal home for the growing family.

Internally the property briefly comprises: - entrance hall, bright and airy lounge, dining room, breakfast area, a spacious kitchen with fitted wall and floor units, conservatory with French doors out to the rear and a family bathroom WC. To the first floor, there are three good-sized bedrooms, two with fitted wardrobes and there is a three-piece shower room WC. Further benefits include gas central heating and double glazing.

Externally, there are well kept, lawned gardens to the front and side and there is a South-facing garden to the rear with a patio area, decking and artificial lawn.

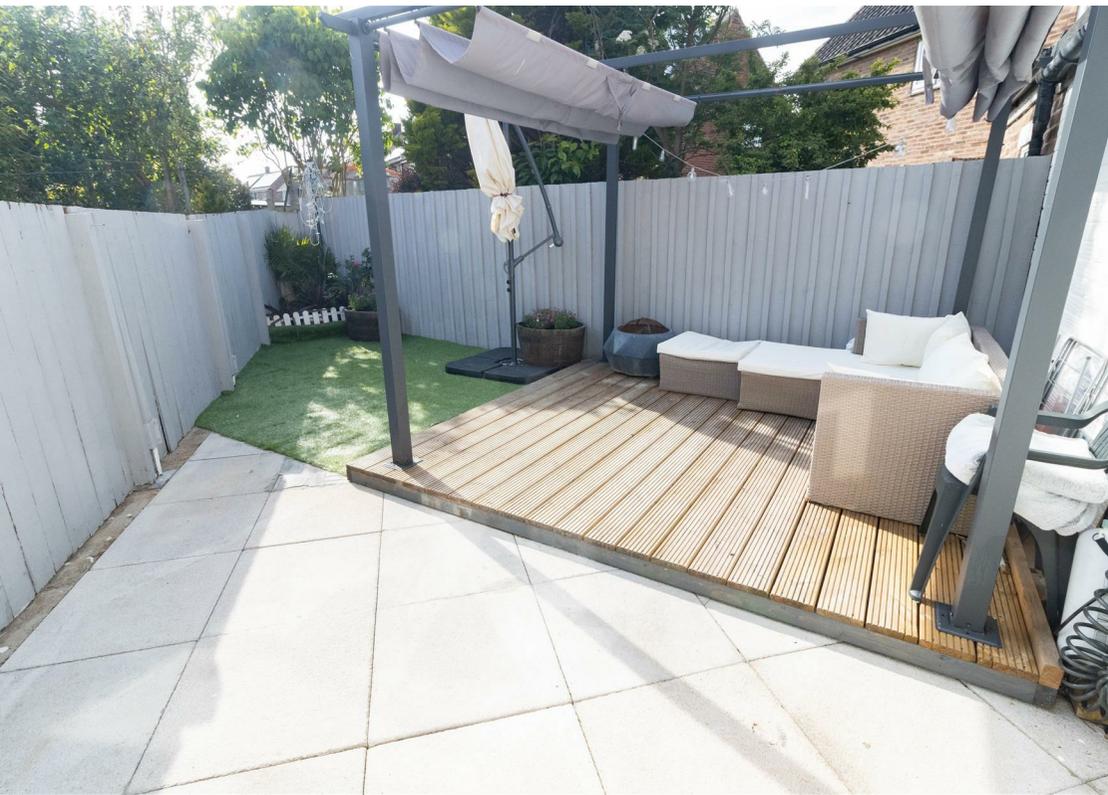
The Marden Estate itself is known for its peaceful, residential atmosphere and proximity to a wealth of local amenities, making it a highly desirable area to live. Convenient connections to the A19, Tyne Tunnel and Coast Road provide links across the region and excellent public transport options further enhance accessibility. The property is just a few minutes' drive to the beach and is also close to Tynemouth Park, offering a great green space for outdoor activities.

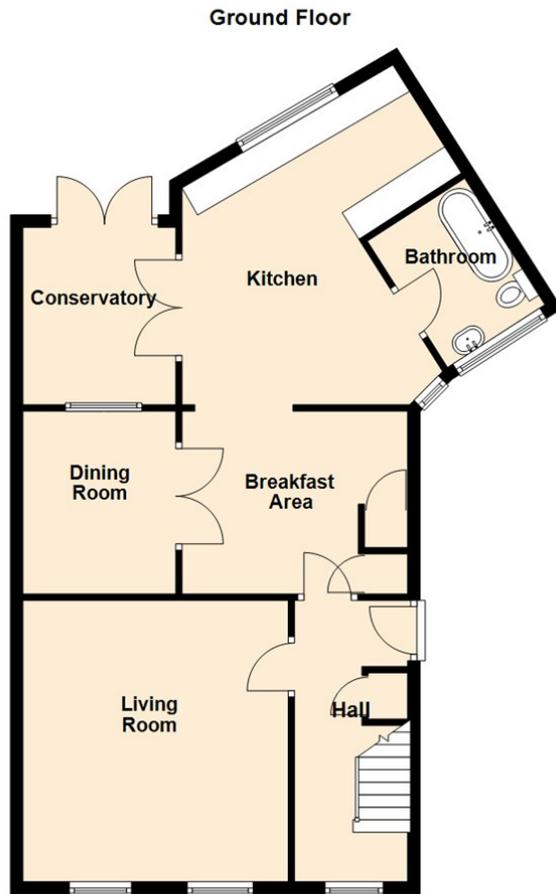
We anticipate a high level of interest on this home. For more information or to book your viewing, please call our Tynemouth team on 0191 257 2000.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *B*.





- Living Room 14'8" x 14'0" (4.49 x 4.27)
- Breakfast Area 9'6" x 11'10" (2.92 x 3.63)
- Dining Room 9'6" x 8'0" (2.92 x 2.46)
- Kitchen 17'9" x 14'9" (5.42 x 4.50)
- Main Bedroom 11'10" x 10'4" (3.61 x 3.16)
- Bedroom Two 12'5" x 13'6" (3.80 x 4.13)
- Bedroom Three 8'8" x 7'4" (2.65 x 2.26)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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