







3



1



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- Sought After Location
- Three Bedrooms
- No Upper Chain
- Excellent Amenities Nearby
- Council Tax Band \*B\*
- Semi Detached House
- Gardens To Three Sides
- Close To Coast
- Freehold
- Call For More Information







**\*\* Video Tour on our YouTube Channel |<https://youtu.be/tbeuuk9she0>  
\*\***

Situated in the highly sought-after Marden Estate, this charming three-bedroom semi-detached house is now available for sale. The property offers a spacious layout and is offered with no upper chain.

The accommodation is in need of some cosmetic updating and briefly includes: an inviting entrance hall, a bright open-plan lounge/diner with French doors leading to the rear garden, and a modern, well-equipped kitchen with stylish fitted units. There is also a utility room and a convenient ground floor WC. Upstairs, you will find three good-sized bedrooms and the three-piece family bathroom WC. Additional benefits include gas central heating and double glazing and ample storage throughout.

Externally there are lawned gardens to the front side and rear.

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.

The best way to get a feel for this home is to view. Please call our sales team on 0191 257 2000 to book your viewing or for more information.

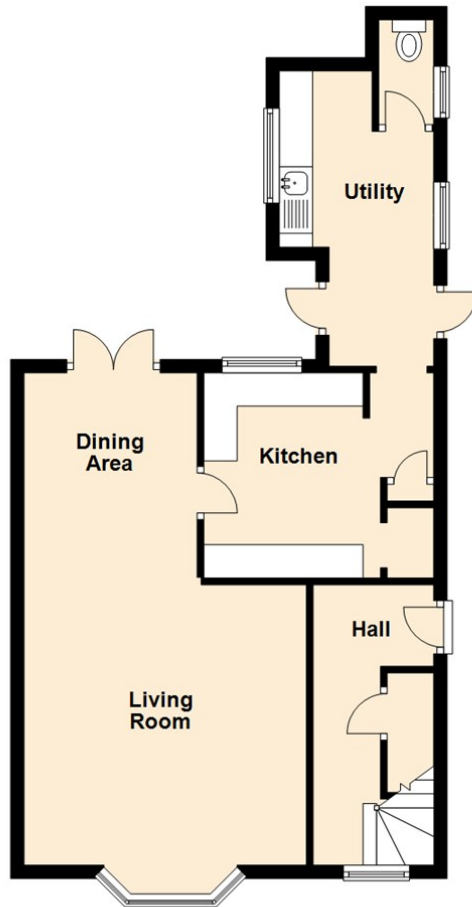
#### Tenure

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

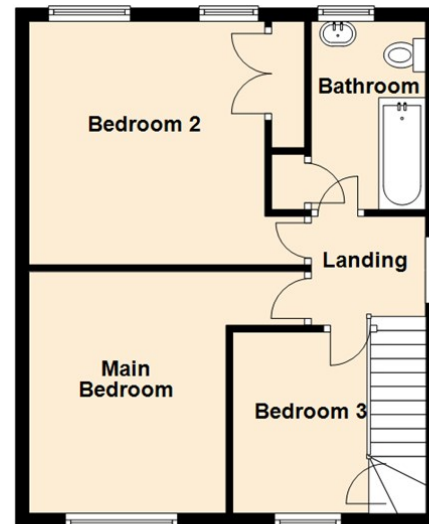
Council Tax Band \*B\*.



Ground Floor



First Floor



Living Room 13'9" x 13'10" (4.21 x 4.24)

Dining Area 10'1" x 8'6" (3.08 x 2.60)

Kitchen 10'1" x 7'10" (3.08 x 2.39)

Utility Room 14'6" x 7'7" (4.43 x 2.32)

Main Bedroom 11'10" x 6'6" (3.63 x 2.00)

Bedroom Two 11'11" x 11'7" (3.65 x 3.54)

Bedroom Three 8'11" x 7'1" (2.72 x 2.17)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## The difference between house and home

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