





- Popular Location
- Two Double Bedrooms
- Utility Area
- Close To Amenities
- Viewing Recommended
- Semi Detached Home
- Ground Floor WC
- Off Street Parking
- Council Tax Band \*B\*
- Call For More Information





This well presented, two-bedroom, semi-detached home is positioned in the centre of the popular Marden Estate.

Internally the accommodation briefly comprises to the ground floor: - entrance hallway with storage, charming lounge with feature fireplace and dining room with sliding patio door to the sunny conservatory. There is a well-appointed kitchen which leads to a rear lobby with a handy utility room and ground floor WC. To the first floor you are presented with two attractive double bedrooms and there is also a modern shower room WC featuring a vanity unit with storage. Further benefits include gas central heating and double glazing.

Externally there is a paved garden to the front for off street parking. There is also a good-sized garden to the rear with a patio area and lawn; an ideal space for relaxing or entertaining during the warmer months.

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.

For more information and to arrange a viewing please call our Coastal 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\*.





Lounge 11'9" x 12'5" (3.60 x 3.79)

Dining Room 8'11" x 8'0" (2.74 x 2.44)

Conservatory 9'2" x 8'9" (2.80 x 2.68)

Kitchen 10'10" x 9'11" (3.31 x 3.04)

Utility 8'6" x 6'9" (2.61 x 2.08)

Bedroom One 9'9" x 9'5" (2.98 x 2.89)

Bedroom Two 8'3" x 11'6" (2.54 x 3.51)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

## The difference between house and home

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