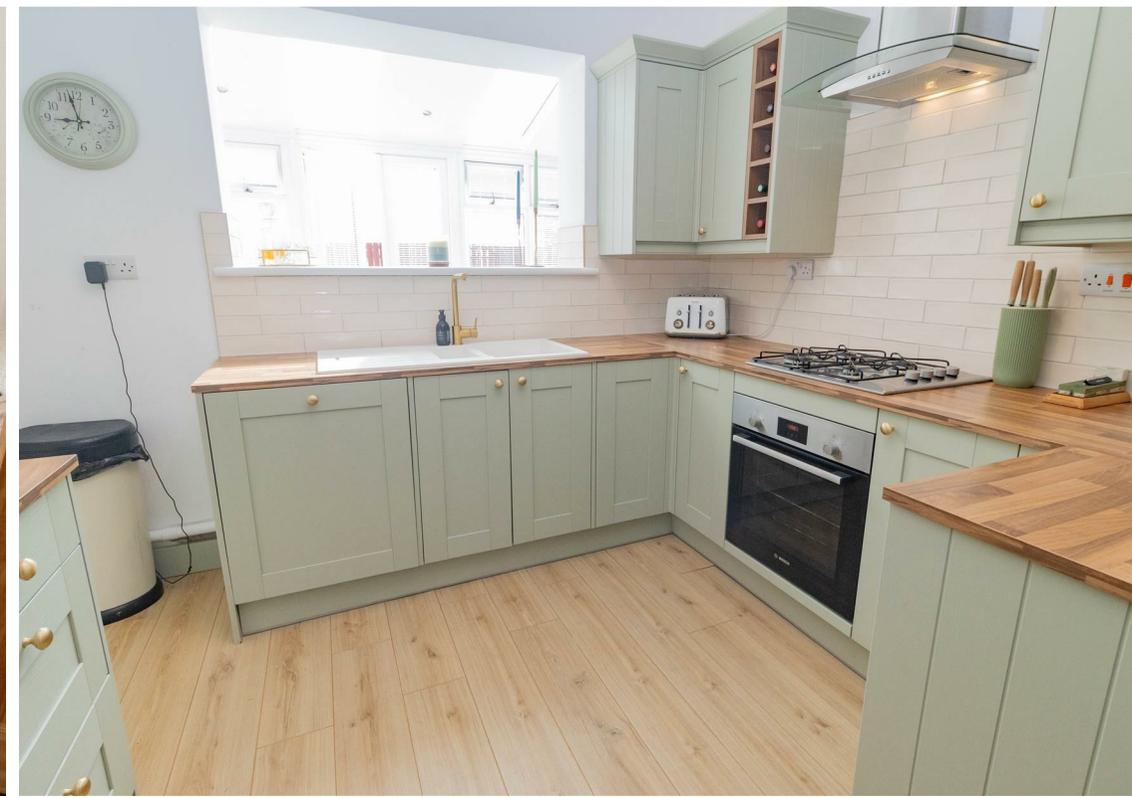






- Sought After Location
- Extended Sun Room
- Study
- Off Street Parking
- Viewing Recommended
- Two Bedrooms
- Vacant Possession
- Ideal Family Home
- Council Tax Band B*
- Call For More Information





**** Video Tour on our YouTube Channel | https://youtu.be/H5ir8uC_ALg ****

This well-presented, two-bedroom semi-detached home is located on the highly regarded Bavington Gardens within the popular Marden Estate. Set on a peaceful road with a green space directly opposite, the property is not overlooked, making it an excellent choice for a growing family.

Internally the property is made up of an entrance hallway with under stair storage, spacious lounge/dining room with feature fire surround, sun room with roof lights and French door access to the rear and a well appointed kitchen with fitted units and integrated oven and hob and access to generous storage space. To the first floor there are two bedrooms, a modern family bathroom WC with a free standing, double ended bathtub and there is also a handy study/nursery. The house further benefits from double glazing and gas central heating.

Externally, there is a garden to the front alongside a driveway for off street parking. There is also a delightful garden to the rear with a decked area and 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. For families, the area is well served by a number of highly regarded schools, including both primary and secondary options.

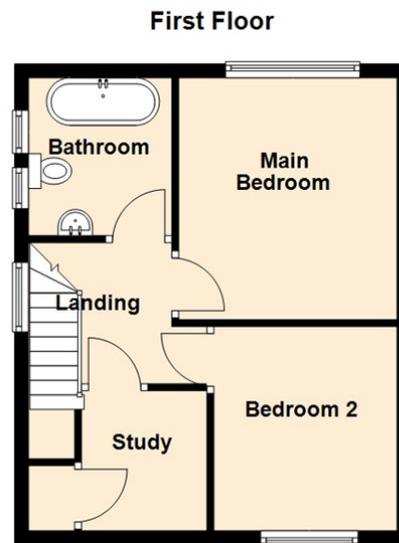
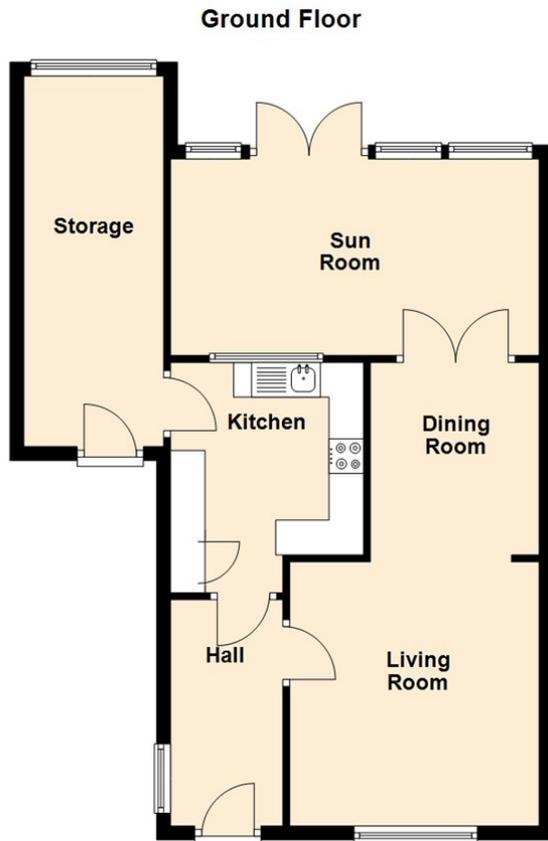
Early viewings are strongly advised. For more information and to book, please call our Tynemouth branch on 0191 257 2000.

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 12'5" x 11'10" (3.80 x 3.62)
 Dining Room 9'1" x 8'0" (2.77 x 2.45)
 Sun Room 17'6" x 9'3" (5.35 x 2.83)
 Kitchen 10'10" x 9'2" (3.31 x 2.80)
 Main Bedroom 11'5" x 10'4" (3.48 x 3.17)
 Bedroom Two 9'7" x 8'8" (2.94 x 2.66)
 Study 6'7" x 5'11" (2.02 x 1.82)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(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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