



 Jan Forster

 Jan Forster

Wallington Avenue | Marden Estate | North Shields | NE30 3SH

Price £310,000



 Jan Forster



- 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



 Jan Forster



 Jan Forster



* Video Tour on Our YouTube Channel | <https://youtu.be/iErT6gDHDi8> *

Nestled within the sought-after Wallington Avenue, in Marden Estate, this beautifully presented three-bedroom semi-detached home provides bright, versatile accommodation and a fantastic setting for family life.

Internally, the property briefly comprises an entrance hall, a bright and spacious lounge, and an impressive open-plan kitchen/dining/breakfast room fitted with a range of stylish wall and base units. French doors lead into a useful lean-to, providing further access to the rear garden, while a convenient ground-floor family bathroom/WC completes the accommodation on this level.

To the first floor, there are three well-proportioned bedrooms, two of which benefit from fitted wardrobes, together with a modern three-piece shower room/WC. Additional benefits include gas central heating and double glazing throughout.

Externally, the property enjoys well-maintained lawned gardens to the front and side, while the south-facing rear garden offers an attractive outdoor space featuring a patio area, decking, and a low-maintenance 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 and early viewing is advised. For more information and to book your viewing, please call our team on 0191 236 2070.

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 Area 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)

The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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



www.janforsterestates.com

Contact Us: 0191 236 2070

