



 Jan Forster

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

Price £310,000



- 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





* 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.

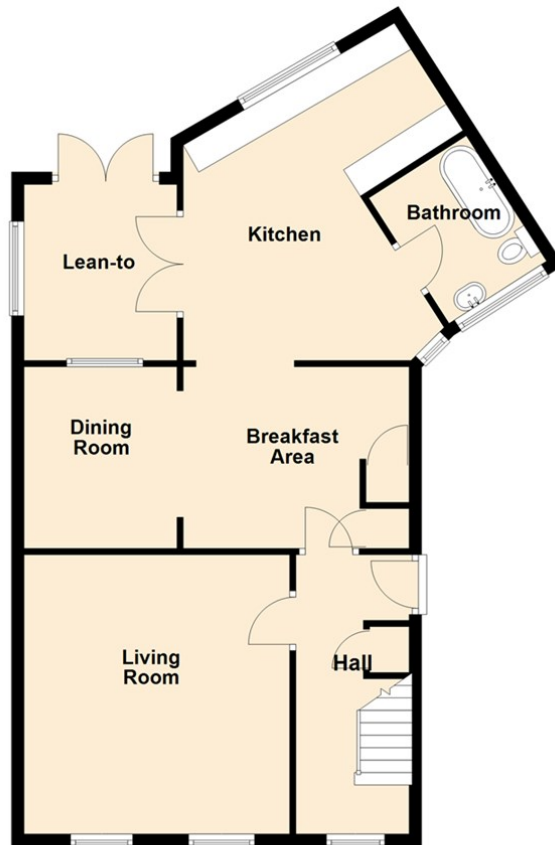
We anticipate a high level of interest on this home and early viewing is advised. For more information and to book your viewing, please call our team on 0191 236 2070.

Tenure

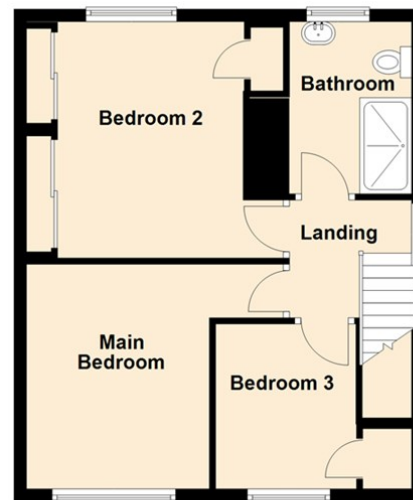
The agent understands the property to be Freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band: B

Ground Floor



First Floor



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

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www.janforsterstates.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Contact Us: 0191 236 2070

