



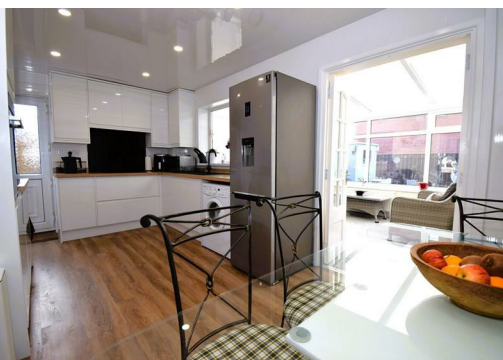
4 Cliffside

Marsden South Shields, NE34 7EZ

Offers Around £225,000



An ideal home for the couple or growing family in this wonderful coastal position within walking distance of Marsden Beach and The Leas. Superbly well maintained and presented, the home has south west aspect gardens and a fitted kitchen within the last two years or so, has a conservatory, three good bedrooms and a modern styled bathroom, again within the last two/three years. There's a long block paved drive with secure parking behind gates and the patio garden for easy maintenance. A great all round home and one not to miss.



Entrance hall

Stairs to the first floor.

Cloaks shower room

A very useful cloaks shower room with a vanity wash basin, WC and a shower enclosure with a mixer shower having drencher and spray shower heads, clad walls and a towel radiator

Living room 14'5" x 12'10" (4.41 x 3.92)

Feature fire surround with a gas fire, radiator

Kitchen diner 16'2" x 9'3" (4.94 x 2.84)

A fitted kitchen, only around two years old, with a range of wall and base units with contrasting work surfaces housing a sink unit, Induction hob, eye level oven, space for appliances, built in cupboard, spot lights, laminate floor and a radiator. French doors lead to the conservatory

Conservatory 13'7" x 8'11" (4.16 x 2.73)

A single French door to the garden and two radiators

First floor

Landing with loft access via a hatch and ladder. The loft has some boarding and a light.

Bedroom 1 14'7" x 8'11" (4.47 x 2.72)

Radiator

Bedroom 2 9'7" x 9'7" (2.94 x 2.93)

Radiator. (some bedroom furniture could be available)

Bedroom 3 10'5" x 7'0" (3.20 x 2.14)

Fitted wardrobe with overhead storage, stairhead cupboard and a radiator

Bathroom 6'7" x 6'3" (2.02 x 1.92)

Fitted some two to three years ago with a three piece suite of a bath with an electric shower over and a shower screen, vanity unit with wash basin and a WC, clad walls and ceiling, laminate floor and a chrome towel radiator

External

Front lawned garden with planted borders and a block paved drive from front to the side and rear with gates for secure off street parking. The rear gardens are block paved for ease of maintenance, have a great south west aspect, a large shed with power and light. There is an outside tap.

Note

Freehold Title, Council Tax Band C, Mains services connected, Flood Risk very low. Broadband Basic 3 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre Tv Availability BT and Sky. Mobile Coverage O2, Vodafone, EE and Three limited

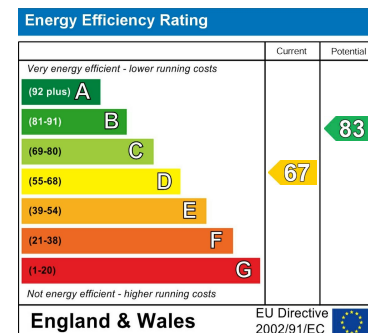
Area Map



Floor Plans



Energy Efficiency Graph



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