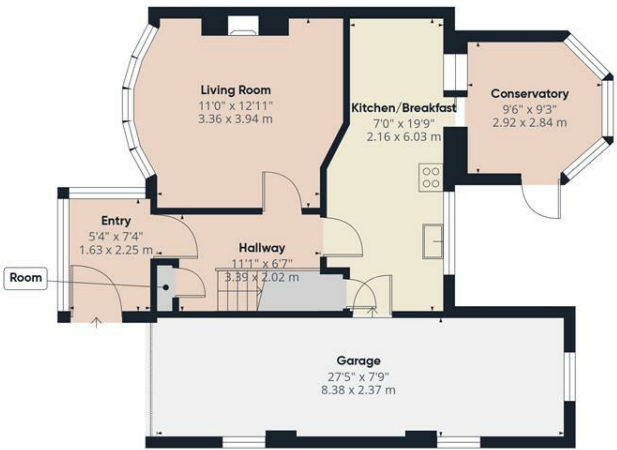




Barrington Avenue, Marden Farm



Ground Floor



Floor 1

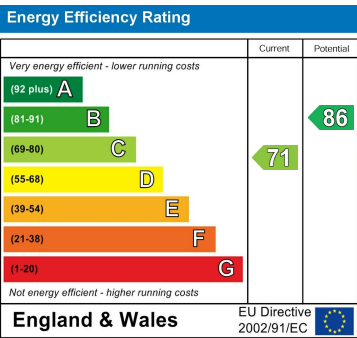
Approximate total area⁽¹⁾
1119 ft²
104.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £365,000

Description

WELL PERESENTED THREE BEDROOM SEMI DETACHED PROPERTY IDEALLY LOCATED WITHIN THIS POPULAR RESIDENTIAL AREA OF MARDEN FARM SITUATED ON A LARGE CORNER PLOT.

Fantastic opportunity to purchase this well presented three bedroom semi detached home situated on the popular Marden Farm Estate. Boasting good sized accommodation, occupying a generous corner plot with a large wrap around garden and parking for three cars.

Briefly comprising: Entrance porch with door leading to the welcoming hallway. The living room is a bright and airy space with a log burning stove. The kitchen is well equipped with wall and base units, integrated appliances include an electric hob, eye level oven, microwave and American style fridge/freezer, a breakfast bar provides seats for dining. From the kitchen is a conservatory/fitted bar area which will remain, leading out to the garden.

To the first floor are two double bedrooms, bedroom three benefits from fitted wardrobes. The modern bathroom has a walk in shower, sink unit with storage below, heated towel rail and WC.

Externally to the front of the property are wooden gates providing off street parking for three cars, the single garage provides extra off street parking plumbed with washer/dryer and is currently set up as a workshop. This fantastic wrap around garden is mainly laid to lawn with decked area, timber shed and outhouse with hot tub and gas grill.

Set between the two very popular towns of Whitley Bay and Tynemouth, this property is well located for local transport links as well as road links to the City Centre and beyond. Cullercoats has good local shops, a beautiful beach, cafes and restaurants as well as excellent schooling nearby.

Porch

Hallway

Living Room
12'11" x 11'0"

Kitchen/Breakfast
19'9" x 7'1"

Conservatory
9'6" x 9'3"

Bedroom One
12'4" x 11'7"

Bedroom Two
12'5" x 8'9"

Bedroom Three
9'4" x 7'10"

Bathroom
7'3" x 5'7"

Externally

Externally to the front of the property are wooden gates providing off street parking for three cars, the single garage provides extra off street parking it is plumbed for a washing machine and is currently set up as a workshop. This fantastic wrap around garden is mainly laid to lawn with a decked area, timber shed and outhouse with space for a hot tub.

Garage
27'5" x 7'9"

Tenure
Freehold

