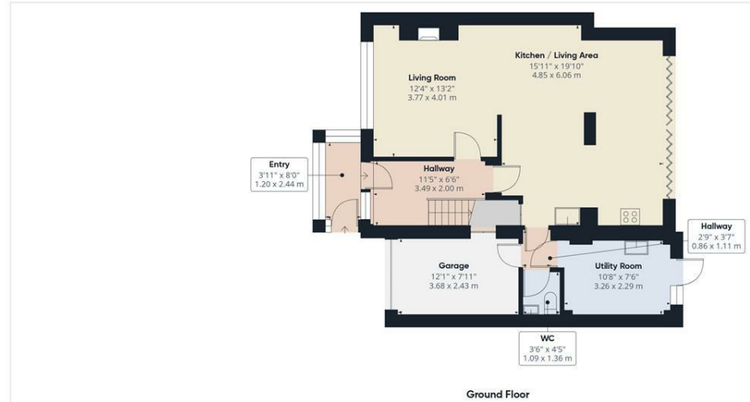
Brannen&Partners

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Shaftesbury Crescent, Marden Farm





Approximate total area(1)

1188 ft²

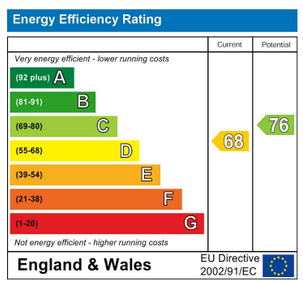
110.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

Offers Over £390,000

Description

WONDERFUL OPPORTUNITY TO ACQUIRE THIS EXTENDED & IMPROVED THREE BEDROOM SEMI-DETACHED PROPERTY WITH OPEN ASPECT SITUATED ON THE POPULAR MARDEN FARM - OFFERED WITH NO UPPER CHAIN

We welcome to the market this attractive three bedroom semi-detached property, positioned opposite open fields within Marden Farm Estate. Boasting stylish open-plan living, south facing rear garden, utility room, garage and driveway parking.

Briefly comprising: Entrance porch to a welcoming hallway leading to ground floor rooms and stairs to the first floor. The inviting living room has a feature fireplace and a large window offering wonderful open views over fields to the front. An opening leads through to a sociable open-plan kitchen/diner providing a great space for family living and entertaining friends. There are a good range of fitted wall and base units with wooden worktops, as well as a central island providing additional storage. Appliances include a Range style oven, extractor hood and dishwasher.
Bi-folding doors stretch across the width of the kitchen opening to the private garden, offering a bright and airy space making the most of the southerly aspect. A handy utility room provides storage, plumbing for a washing machine, sink and access out to the rear garden. There is a separate W.C. and a door to the integral garage.

To the first floor are three bedrooms and family bathroom. Two of the bedrooms are good sized doubles, one of which benefits from fitted wardrobes. The fully tiled bathroom comprises a bath, separate step in shower, hand basin, W.C. and heated towel rail.

Externally to the rear is a beautifully maintained south facing garden. A decked patio offers a wonderful seating area as well as a lawn, mature shrubs and colourful planting. To the front is a low maintenance gravelled garden, driveway parking and a garage.

Positioned within the popular Marden Farm Estate close to local schools. Set between the two very popular towns of Whitley Bay and Tynemouth, this property is well located for local shops, transport links as well as road links to the City Centre and beyond. Cullercoats has a beautiful beach as well as a good selection of local shops, cafes and amenities.

Entrance Porch

Hallway

Living Room
13'1" x 12'4"

Kitchen/Diner
19'10" x 15'10"

Utility Room
10'8" x 7'6"

W.C.

Bedroom One
12'9" x 11'9"

Bedroom Two
12'2" x 8'9"

Bedroom Three
9'8" x 8'0"

Bathroom
7'4" x 6'4"

Externally
Externally to the rear is a beautifully maintained south facing garden. A decked patio offers a wonderful seating area as well as a lawn, mature shrubs and colourful planting. To the front is a low maintenance gravelled garden, driveway parking and a garage.

Tenure
Freehold









