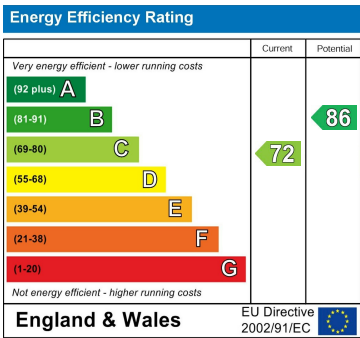




Buttermere Road, Marden Estate



**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 £240,000

Description

WELL PRESENTED FOUR BEDROOM TERRACED TOWNHOUSE WITH A GARAGE SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA ON THE MARDEN ESTATE

We are delighted to welcome to the market this attractive four bedroom townhouse situated in the popular Marden Estate. Benefitting from well presented accommodation set over three floors, versatile layout, private yard, garage and solar panels to the roof.

Briefly comprising: Entrance porch leading directly to a well proportioned lounge/diner, boasting sliding patio doors to the front allowing access out to the front terrace. To the rear is the kitchen/breakfast room which has a good range of fitted wall and base units providing plenty of storage, integrated appliances include a Bosch induction hob, oven, extractor fan and dishwasher. There is plumbing for a washing machine and a door offers access out to the rear yard.

To the first floor is a further reception room with a large window offering views to the front, this room could be utilised as a bedroom if required. There is a bedroom to the rear and family bathroom comprising a bath with shower over, hand basin, W.C. and heated towel rail.

To the top floor are two further bedrooms and shower room which is fully tiled and comprises a step in shower, hand basin, W.C. and heated towel rail.

Externally to the rear is a private yard with access to the garage. To the front is a low maintenance terrace which is gravelled and features wrought iron railings, offering a pleasant seating area.

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 highly regarded schools nearby as well as a good selection of local shops and amenities.

Entrance Porch

Lounge/Diner  
15'2" x 12'2"

Kitchen/Breakfast  
12'2" x 10'7"

Living Room/Bedroom  
11'1" x 11'0"

Bedroom  
10'7" x 6'8"

Bathroom  
7'5" x 5'4"

Bedroom  
11'11" x 11'1"

Bedroom  
10'2" x 8'11"

Shower Room  
7'3" x 2'11"

Externally  
Externally to the rear is a private yard with access to the garage. To the front is a low maintenance terrace which is gravelled and features wrought iron railings, offering a pleasant seating area.

Tenure  
Freehold

