



Angerton Avenue, 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.

Price Guide £280,000

Description

WELL PRESENTED THREE BEDROOM SEMI
DETACHED PROPERTY SET OVER THREE FLOORS
SITUATED ON THE POPULAR MARDEN ESTATE

We are delighted to welcome to the market this well presented three bedroom semi detached family home situated within the popular residential area of the Marden Estate. Benefitting from modern interiors, open plan family living, private garden and large driveway for multiple cars.

Briefly comprising: Entrance directly to the living room which is bright and welcoming, featuring a large window to the front, fireplace and stairs leading to the first floor. Towards the rear of the property is the kitchen/breakfast room offering a good range of fitted wall and base units, including a Range style oven and space for a fridge/freezer and plumbing for a dishwasher. An opening leads to a spacious conservatory providing a great amount of space perfect for family living and entertaining friends, double doors open out to the rear garden. A handy utility room provides additional storage, plumbing for a washing machine, sink, access out to the front driveway and a door to the office/study.

To the first floor are two double bedrooms and family bathroom comprising a bath with shower over, hand basin, W.C and heated towel rail. To the top floor is a further double bedroom with Velux windows.

Externally to the rear is a well maintained garden laid mainly to lawn with a paved patio. To the front is a large block paved driveway and a fenced storage area.

Marden Estate is a popular residential area close to the beautiful North East coastline. Set between the two very popular towns Whitley Bay and Tynemouth. Marden Estate has good nearby schools and excellent local transport links. This area is popular with families as it is within easy reach of highly regarded schools.

Entrance

Living Room
18'2" x 11'5"

Kitchen/Breakfast Room
19'1" x 8'6"

Conservatory
16'4" x 11'1"

Utility Room
11'6" x 6'4"

Home Office
6'7" x 6'4"

Bedroom One
11'0" x 10'0"

Bedroom Two
11'1" x 10'0"

Bathroom
7'8" x 7'7"

Bedroom
17'6" x 12'10"

Externally
To the rear is a well maintained garden laid mainly to lawn with a paved patio. To the front is a large block paved driveway and a fenced storage area.

Tenure
Freehold

