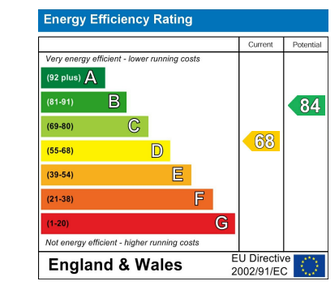
Brannen&Partners

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Naworth 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.

Offers Over £260,000

Description

WELL PRESENTED AND PROPORTIONED TWO BEDROOM END TERRACE HOUSE SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA OF MARDEN ESTATE, NORTH SHIELDS

Brannen & Partners welcome to the market this well proportioned two bedroom family home situated within this sought after area of Marden Estate, North Shields. Benefitting from open plan living, utility room, downstairs WC and two double bedrooms, the home is complete with a large west facing rear garden and double driveway parking.

Briefly comprising: Entrance hallway provides access to the principal ground floor rooms, with stairs rising to the first floor.

The living room is a bright and welcoming reception space, featuring a large window overlooking the front driveway. A decorative fireplace with electric fire creates an attractive focal point, while an archway leads through to the dining kitchen, perfectly suited to modern open plan living.

To the rear the dining kitchen is fitted with a range of high gloss kitchen units, integrated gas hob and oven, and ample space for a dining table. A large window overlooks the rear garden, while french doors provide direct access outside. An archway leads through to the useful utility room.

The utility room offers excellent additional storage with a further range of units, together with a sink, space for a fridge freezer and plumbing for both a washing machine and tumble dryer. Two windows provide natural light, while doors give access to both the front and rear of the property.

A downstairs WC completes the ground floor, fitted with a WC, wash hand basin and window.

A staircase rises to the first floor landing, where a window provides natural light and access is provided to two double bedrooms and the family bathroom.

The generous master bedroom is positioned to the front of the property and benefits from a large window overlooking the driveway, together with a useful storage cupboard.

Located to the rear is the second double bedroom which enjoys a large window overlooking the garden.

The family bathroom is fitted with a WC, wash hand basin with vanity storage beneath, shower cubicle with overhead shower and heated towel rail. Two windows provide excellent natural light and ventilation.

Externally, the property benefits from a large enclosed west facing rear garden, offering a combination of paved and lawned areas, together with a summer house and shed, providing excellent outdoor entertaining and storage space.

To the front, there is a double driveway, providing valuable off road parking.

Positioned within the popular Marden 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 Hallway
13'2" x 3'1"

Living Room
12'4" x 10'8"

Dining Kitchen
18'4" x 8'6"

Utility Room
16'8" x 6'5"

Downstairs W.C
4'11" x 2'3"

Landing
6'2" x 2'7"

Bedroom
14'11" x 9'6"

Bedroom
11'5" x 10'4"

Bathroom
7'10" x7'7"

Rear Garden

Double Driveway

Tenure
Freehold









