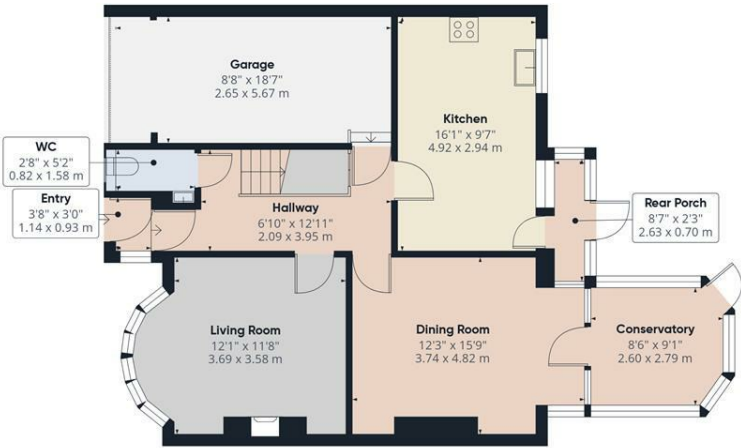
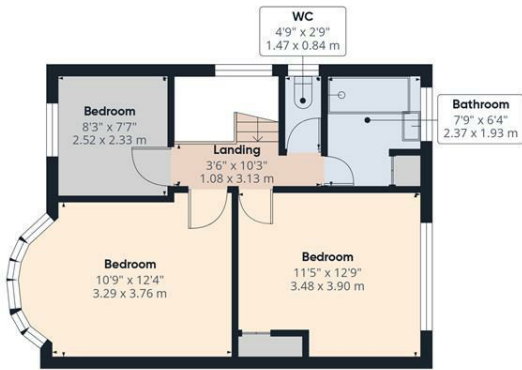




Deepdale Road, North Shields



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1322 ft²

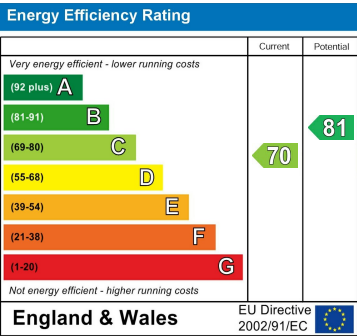
123 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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 £350,000

Description

SPACIOUS THREE BEDROOM SEMI DETACHED HOME, SITUATED IN SOUGHT AFTER AREA OF MARDEN ESTATE - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well presented three bedroom semi detached property, situated in the heart of Marden Estate. Benefitting from two spacious reception rooms, sunny conservatory, three good sized bedrooms, breakfasting kitchen, thoughtfully configured bathroom and two WC's, complete with well maintained south facing rear garden and paved driveway to the front. The potential of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Briefly comprising: Entrance vestibule opens into ample hallway with stairs to the first floor and access to all rooms of the ground floor level, incorporating an under stair storage cupboard and WC. The bright and inviting living room has an original bay window to the front, flooding the space with natural light, and is furnished with a decorative fireplace.

Situated to the rear of the home, the dining room mirrors the initial reception room in design, again beautifully light due to the south facing position. Featuring a a fitted stone fireplace with gas fire, there is access from here to the sunny conservatory. Amply sized, the conservatory overlooks the rear garden with a door for direct access, and is fitted with a solid roof housing a Velux skylight and spotlighting, creating the ideal space to unwind all year round.

Moving into the breakfasting kitchen, there are several high gloss fitted wall, drawer and base units as well as space for dining. Integral appliances include: eye level oven and microwave, hob, extractor hood and fridge/freezer, as well as designated space for further appliances, complete with access to the rear porch which connects to the garden.

To the first floor are three bedrooms, two of which are doubles and house fitted wardrobes. Completing the first floor, the thoughtfully configured family bathroom features contrasting tiling and is fitted with a walk in shower, pedestal wash basin and storage cupboard. A separate WC sits adjacent.

Externally to the rear is a well maintained south facing garden, sectioned with an initial patio, artificial lawn and raised decking. Whilst the front of the property offers a further raised artificial lawn and patio surround, aside a paved driveway with access to the garage.

Set between two very popular towns, Whitley Bay and Tynemouth, this property is ideally located for local transport links as well as road links to the City Centre and beyond. Cullercoats has highly regarded schools nearby including Marden High School along with a good selection of local shops and amenities.

Entrance Vestibule
3'8" x 3'0"

Hallway
6'10" x 12'11"

WC
2'8" x 5'2"

Living Room
12'1" x 11'8"

Dining Room
12'3" x 15'9"

Conservatory
8'6" x 9'1"

Kitchen
16'1" x 9'7"

Rear Porch
8'7" x 2'3"

Landing
3'6" x 10'3"

Bedroom One
11'5" x 12'9"

Bedroom Two
10'9" x 12'4"

Bedroom Three
8'3" x 7'7"

Bathroom
7'9" x 6'3"

WC
4'9" x 2'9"

Garage
8'8" x 18'7"

Front & Rear Gardens

Tenure
Freehold

