



Bolam Avenue, North Shields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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 £270,000

Description

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY OCCUPYING A GENEROUS SIZED CORNER PLOT SITUATED WITHIN THE POPULAR RESIDENTIAL AREA ON THE MARDEN ESTATE

Brannen & Partners welcome to the market this well presented three bedroom semi detached property situated in the Marden Estate. Benefitting from good sized accommodation, open plan living, corner plot and driveway parking for multiple cars.

Briefly comprising: Entrance porch to a welcoming hallway leading to all ground floor rooms and stairs to the first floor. The open plan lounge/diner offers a good sized space with a large window to the front and French doors giving access to the conservatory at the rear. The well equipped kitchen has fitted wall and base units with space for a freestanding oven, fridge/freezer, extractor hood and plumbing for a dishwasher. A handy utility room provides a generous amount of storage space, plumbing for a washing machine as well as a W.C. There is access out to the rear garden and a door to the side of the property.

To the first floor are three bedrooms, two of which are doubles in size. The bathroom comprises a bath, separate shower, hand basin, W.C. and heated towel rail.

Externally to the rear is a private paved patio garden, to the side is a further garden laid mainly to lawn and to the front is a large driveway.

Marden Estate offers a good range of amenities including local shops, cafes and schools as well as road and local transport links. Tynemouth Village is within easy reach offering a great selection of local shops, bars and restaurants as well as the award winning Long Sands beach.

Entrance Porch

Hallway

Living/Dining Room
23'9" x 13'10"

Conservatory
9'0" x 5'9"

Kitchen
11'2" x 9'2"

Utility Room/WC
14'8" x 7'10"

Landing

Bedroom One
11'8" x 11'6"

Bedroom Two
11'9" x 9'9"

Bedroom Three
8'6" x 6'10"

Bathroom
8'6" x 5'11"

Side & Rear Garden

Tenure
Freehold

