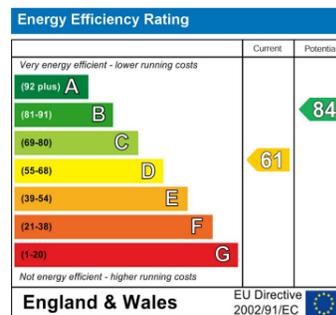




Beresford Road, Marden Farm



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 £365,000

Description

EXTENDED & IMPROVED TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED WITHIN THE POPULAR AREA OF MARDEN FARM

We are delighted to welcome to the market this extended and improved two bedroom semi detached bungalow situated within this sought after location. Boasting modern interiors, extended kitchen/diner, private gardens and driveway parking.

Briefly comprising: Entrance vestibule to the hallway giving access to all rooms. The well proportioned living room overlooks the front of the property and offers a generous amount of space featuring an attractive fireplace housing a gas fire. To the rear is an extended modern kitchen/diner, stylish fitted wall and base units provide a good amount of storage which include Bosch integrated appliances such as a double oven, microwave, induction hob, dishwasher and space for an American fridge/freezer. Double doors lead out to a decked patio area within the rear garden.

There are two double bedrooms, both benefit from Sharps fitted sliding wardrobes providing additional storage. The main bathroom comprises a bath with shower over, hand basin within a fitted vanity unit, W.C and heated towel rail. A further shower room has a step in shower, hand basin and W.C.

Externally to the rear is private garden laid to lawn with two patio areas and timber shed. To the front is a low maintenance gravelled garden, driveway parking and a storage area.

Situated on the popular Marden Farm Estate, 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 excellent schools nearby along with a good selection of local shops and amenities.

Entrance Vestibule

Hallway

Living Room

17'10" x 11'11"

Kitchen/Diner

16'7" x 11'3"

Shower Room

5'6" x 5'4"

Bedroom One

13'2" x 9'10"

Bedroom Two

8'11" x 8'3"

Bathroom

6'5" x 5'5"

Externally

Externally to the rear is private garden laid to lawn with two patio areas and timber shed. To the front is a low maintenance gravelled garden, driveway parking and a storage area.

Tenure

Freehold

