



Marden Road South

Whitley Bay

We just love the space and light offered throughout this highly sought after 1930's pre-war semi-detached house. Such a wonderful location, close to the Quarry Nature Reserve, our vibrant Whitley Bay town centre, Metro and beaches. For those with children of school age, the property is located within the catchment area for popular local schools. Charming and boasting original features, you will be welcomed by a useful entrance porch, impressive hallway with original turned staircase to the first floor. Front facing lounge with feature bay window, fireplace and electric fire, doors opening through to the rear dining room with French door opening out to the rear garden. Family dining kitchen, fitted in white and of excellent proportions, first floor landing, principle bedroom with feature bay window and fitted storage, two additional bedrooms, both with fitted storage, family bathroom. Large, private rear garden, front driveway, 20'8 x 7'6 garage. The property benefits from a rewire and full new central heating system which were both completed in 2018. All windows with the exception of the porch were also re-glazed in 2021. No onward chain. Probate pending.

Freehold: EPC: C, Council Tax Band: C No onward chain. Freehold: EPC:C, Council Tax Band: C

£340,000

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Entrance Door with Stained Leaded Light Insert to:

ENTRANCE PORCH: door into:

ENTRANCE HALLWAY:

Feature arch, radiator, original, turned staircase to the first, floor door to:

LOUNGE: (front): 16'8 x 12'0, (4.88m x 3.66m),

Gorgeous, light and airy lounge with measurements into feature double glazed bay window with leaded light tops, into alcoves, feature brick fireplace, electric fire, two radiators, cornice to ceiling, sliding doors through to:



DINING ROOM: (rear):

Double glazed, French doors overlooking and opening out to the rear garden, additional full height panes allowing maximum light into the room, radiator

DINING KITCHEN: 14'3 x 11'1, (4.34m x 3.38)

An excellent sized dining kitchen incorporating a range of white base, wall and drawer units, roll edge worktops, single drainer sink unit with mixer taps, plumbed for automatic washing machine, radiator, double glazed window, pantry cupboard



FIRST FLOOR LANDING AREA: Original, feature window, door to:

BEDROOM ONE: (front): 16'10 x 10'0, (5.13m x 3.05m),

With measurements into feature double glazed bay window, two double cupboards, radiator



BEDROOM TWO: (rear): 12'4 x 9'9, (3.76m x 2.97m),

Plus, depth of alcoves fitted double cupboard, radiator

BEDROOM THREE: (front): 9'1 x 7'1, (2.77m x 2.16m),

Storage cupboard, radiator, double glazed window



FAMILY BATHROOM:

Family bathroom comprising of, bath with hot and cold mixer taps, pedestal washbasin, low level w.c. radiator, two double glazed windows, modern flooring, radiator

EXTERNALLY:

Large, private and enclosed rear garden, with lawn, borders and paving, front driveway, door to:

GARAGE: 20'8 x 7'6, (6.30m x 2.29m),

Up and over garage door, combination boiler



TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: C

EPC Rating: TBC

WB1991/AI/DD/09.08.23/V.1



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