



Tilbury Grove

Marden Estate

A beautiful, semi-detached bungalow, located on this sought after estate. Close to the Quarry, Metro, local shops and approximately a 15- minute walk from our gorgeous coastline. Well, presented throughout, entrance hallway, lounge with attractive feature bay window and fireplace, stylish electric fire. Stylish and modern fitted kitchen with integrated appliances, rear utility, additional cloaks/w.c. Two double bedrooms, the principle, bedroom with fitted wardrobes and pleasantly overlooking the rear garden. Attractive bathroom, separate shower room. Stunning, enclosed rear garden with lawn, patio, shed, front driveway and excellent sized garage.

£285,000

ROOK
MATTHEWS
SAYER

0191 246 3666
84 Park View, Whitley Bay NE26 2TH

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk



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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: Well-presented hallway, radiator door to:

LOUNGE: (front): 17'10 x 12'10, (5.44m x 3.91m), With measurements into feature double glazed bay window and alcoves, attractive feature fireplace and electric fire, radiator, cornice to ceiling



KITCHEN: (rear): 9'1 x 8'3, (2.77m x 2.52m), An attractive and stylish fitted kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob and cooker hood, one and a half bowl sink unit with mixer taps, wood effect flooring, modern tiling, double glazed window, double glazed door through to the garage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	87	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

BEDROOM ONE: (rear): 13'3 x 12'2, (4.04m x 3.71m), Excellent sized principle, bedroom with fitted wardrobes, providing ample hanging and storage space, radiator, double glazed window overlooking the rear garden

BEDROOM TWO: (front): 10'2 x 9'2, (3.10m x 2.79m), Spacious double bedroom to the front, radiator, double glazed window

FAMILY SHOWER ROOM: Contemporary bathroom, comprising of bath, electric shower, pedestal washbasin, low level w.c., radiator, half tiled walls, tiled floor, double glazed window, radiator

REAR UTILITY: (off garage): 7'5 x 6'1, (2.25m x 1.85), Roll edge worktops, plumbed for automatic washing machine, single drainer sink unit, combination boiler, double glazed window, open through to garage and inner lobby

INNER LOBBY: (rear of garage): Double glazed door to rear garden, door to:

DOWNSTAIRS CLOAKS/WC.: Low level w.c. with push button cistern, double glazed window

SHOWER ROOM: Contemporary shower cubicle, electric shower tiled shower area

GARAGE: 14'1 x 7'5, (4.29m x 2.26m), Doors to front driveway, shelving, power and lighting

EXTERNALLY: A beautifully maintained and presented garden, with patios, lawn, borders and shed, front driveway and garage

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: D

WB1556/AI/DD/19.07.2023/V.1





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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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