



## Hartington Road Marden Estate

A gorgeous, two bedroom semi-detached home located on the sought after Marden Estate. Within the catchment area for sought after local schools, close to shops, Metro and a short walk to our wonderful coastline and beach! The house is beautifully presented throughout, with a spacious hallway, lounge through dining room, stylish re-fitted kitchen with integrated appliances, utility area with Belfast sink and plumbing for washing machine, additional storage and cupboard space perfect for bikes and also allowing access to both the front and the rear gardens. To the first floor there are two double bedrooms, the principle bedroom with walk in cupboard providing hanging and storage space, modern, family bathroom suite with shower. You will love the outside space, an enclosed rear garden offering superb opportunity for BBQ's and children's play, with patios, lawn and borders. There is an additional front garden with potential for creating a driveway, subject to dropped kerb approval. We're confident this lovely home won't be waiting for its new family for long!

# £235,000

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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** double glazed window, cloaks cupboard, radiator, turned staircase to the first floor, door to:

**LOUNGE:** (front): 12'5 x 11'9, (3.78m x 3.55m), measurements into alcoves, beautifully presented lounge with double glazed window, radiator, coving to ceiling

**DINING ROOM:** (rear): 9'10 x 8'7, (2.99m x 2.44m), double glazed window, radiator

**KITCHEN:** (rear): 10'2 x 8'7, (3.10m x 2.62m), a stylish and contemporary, recently re-fitted kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, gas hob, integrated dishwasher, cooker hood, single drainer sink unit with mixer taps, radiator, double glazed window, tiled splashbacks, wood effect laminate, door to:

**UTILITY AREA:** 8'6 x 4'4, (2.59m x 1.34m), storage cupboards, double glazed doors to the front and rear, door to:

**UTILITY ROOM:** 8'1 x 7'3, (2.46m x 2.21m), Belfast sink, plumbing for automatic washing machine, double glazed window



FIRST FLOOR LANDING AREA: double glazed window, radiator, door to:

BEDROOM ONE: (front): 14'9 x 9'8, (4.50m x 2.95m), storage cupboard providing ample hanging and storage space, double glazed window, radiator

BEDROOM TWO: (rear): 11'4 x 10'5, (3.45m x 3.18m), spacious double bedroom, radiator, double glazed window

BATHROOM: Modern suite, comprising of, bath, electric shower, pedestal washbasin with mixer taps, double glazed window, radiator

SEPARATE W.C.: low level w.c. with push button cistern, double glazed window

EXTERNALLY: fabulous, enclosed rear garden of generous proportions, mainly lawned with patio areas and borders, outside tap, vegetable patch, front garden area with dwarf wall, gate. Potential for driveway, subject to dropped kerb permission

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: On street

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### TENURE

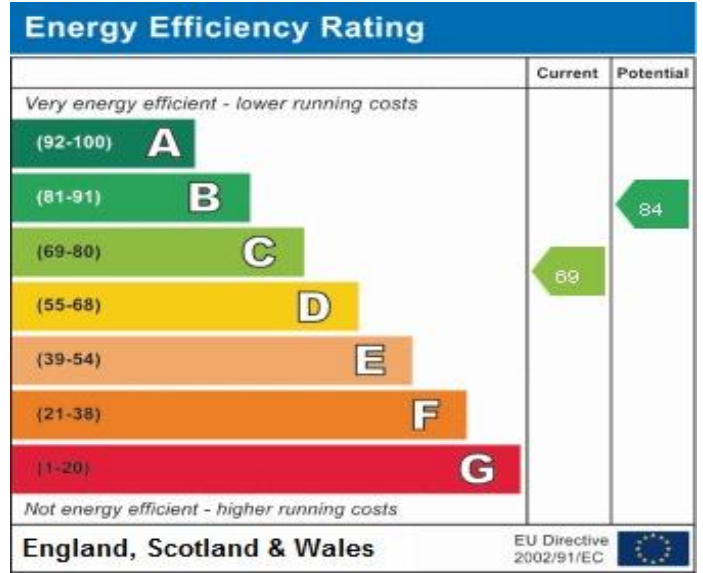
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: B**

**EPC RATING: C**

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**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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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