



## Penrith Avenue

### Marden Estate, North Shields

Just wow! This outstanding, semi-detached family home has been thoughtfully and lovingly re-designed and renovated throughout. Without doubt one of the most gorgeous of its style on the market currently, we just know it won't be around for long! With excellent local schools right on your doorstep, you will also benefit from close proximity to local amenities and bus routes. The local metro and beach is also close by with Marden Estate having the benefit of Cullercoats Village, Tynemouth and Whitley Bay just a short drive away. There is a spacious entrance porch opening through to the impressive hallway, the front facing lounge boasts excellent proportions and a large window allowing maximum light into the room, stunning, re-fitted dining kitchen with stylish units, integrated appliances and French doors out to the garden, separate utility room, downstairs cloaks/wc. Light and airy landing, three bedrooms, luxurious family bathroom with free standing bath and taps, separate double shower cubicle with forest waterfall spray, enclosed rear garden, extensive front with potential for large driveway, subject to dropped kerb planning consent

# £275,000

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## Penrith Avenue Marden Estate, North Shields

Double Glazed Entrance Door with Stained Leaded Light Insert to:

**ENTRANCE PORCH:** 7'7 x 4'2, (2.31 x 1.27m), double glazed windows with stained leaded light insert, tile effect flooring, door to:



**ENTRANCE HALLWAY:** Impressive hallway with double glazed window, under-stair cupboard, radiator, contemporary LVT flooring, door to:

**LOUNGE:** (front): 13'8 x 12'8, (4.17m x 3.86m), into alcoves and excluding depth of double glazed bow window, feature glazed door, measurements into recess, radiator, LVT flooring, door to:



**DINING KITCHEN:** (rear): 20'3 x 9'5, (6.15m x 2.87m), a stunning, re-designed and re-fitted family dining kitchen, overlooking and opening out to the rear garden. The kitchen is fitted with a stylish and contemporary range of white, soft close, base, wall and drawer units, contrasting worktops, one and a half bowl sink unit with mixer taps, integrated electric oven, hob, cooker hood, integrated slimline dishwasher, fridge and freezer, spotlights to ceiling, double glazed window, radiator, door to:

**UTILITY ROOM:** (rear): 9'3 x 7'3, (2.82m x 2.21m), plus additional recess, beautiful, stylish base units, co-ordinating worktops, double glazed window, double glazed door out to the rear garden, plumbing for automatic washing machine, combination boiler, one and a half bowl sink unit with mixer taps



**FIRST FLOOR LANDING AREA:** double glazed window, cornice to ceiling, door to:

**BEDROOM ONE:** (rear): 11'8 x 11'5, (3.56m x 3.48m), double glazed window, radiator, coving to ceiling

**BEDROOM TWO:** (front): 11'7 x 9'7, (3.53m x 2.92m), double glazed window, radiator

**BEDROOM THREE:** (front): 8'5 x 6'9, (2.57m x 2.06m), large storage cupboard, radiator, double glazed window, coving to ceiling

**FAMILY BATHROOM:** Luxurious family bathroom, showcasing, freestanding bath and taps with shower spray, walk-in shower cubicle with chrome shower and additional forest waterfall spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, double glazed window, spotlights to ceiling, fully tiled walls and floor

**EXTERNALLY:** Private and enclosed rear garden with lawn and paving, extensive front and side garden, with potential multi-car driveway, subject to dropped kerb planning permission

**PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

**TENURE**

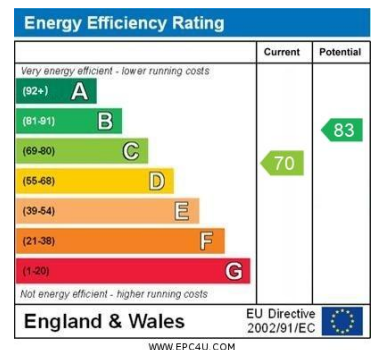
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: B**

**EPC RATING: C**

WB2840.AI.AI.21/12/24.V.1





**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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