



## Coniston Road Marden Estate

A delightful, semi-detached bungalow located on this sought after street within Marden Estate.

Close to local bus routes, shops, schools and just a short drive from both Whitley Bay and Tynemouth. The bungalow benefits from no onward chain and has lovely, light rooms throughout.

Entrance porch, hallway, impressive lounge/dining room with attractive feature fireplace and electric fire, stylish, white fitted kitchen, additional kitchen space/utility area with integrated appliances and access to both the front and rear of the bungalow. There are two double bedrooms, both with fitted storage, one with access through to the gorgeous conservatory overlooking and opening out to the garden area. Contemporary shower room, gas radiator central heating system and double glazing. The garden to the rear is low maintenance with a fabulous sunny aspect, patio, borders and shed. To the front is a lawned area and driveway for off street parking

# £290,000

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# Coniston Road

## Marden Estate

Double Glazed Entrance Door with Stained Leaded Light Insert to:

ENTRANCE PORCH: tiled floor, door through to:

ENTRANCE HALL: storage cupboard housing meters, laminate flooring, through to:

LOUNGE/DINING ROOM: (front): 21'2 x 13'9, (6.45m x 4.19m), into alcoves, a gorgeous, light and airy front room with double glazed window, attractive feature fireplace, electric fire, gas point, radiator, cornice to ceiling, dado rail, door to inner hallway

KITCHEN: (front): 12'9 x 6'5, (3.89m x 1.96m), a stylish, white fitted kitchen incorporating a range of base, wall and drawer units, roll edge worktops, brick effect tiling, double glazed window, single drainer sink unit with mixer taps, tiled floor, radiator, door to:

KITCHEN/UTILITY SPACE: (dual aspect): 17'10 x 7'4, (5.44m x 2.24m), incorporating a range of base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, cooker hood, plumbed for automatic washing machine, tiled floor, two double glazed windows, coal cupboard, double glazed door to the front and to the rear

INNER HALLWAY: (off lounge): laminate flooring, loft access with pull down ladders, walk in storage cupboard housing combination boiler, door to:

SHOWER ROOM: 7'4 x 6'4, (2.24m x 1.93m), contemporary shower room, comprising of, shower cubicle, electric shower, pedestal washbasin, low level w.c., fully tiled walls and floor, double glazed window, radiator

BEDROOM ONE: (rear): 12'4 x 10'7, (3.76m x 3.22m), including depth of fitted wardrobes and drawers, laminate flooring, double glazed window overlooking the garden area

BEDROOM TWO: (rear): 9'7 x 8'5, (2.92m x 2.57m), including depth of fitted, sliding mirrored wardrobes, radiator, laminate flooring, patio door to:



**CONSERVATORY:** 10'0 x 9'2, (3.05m x 2.79m), tiled floor, radiator, double glazed French door out to the garden

**EXERNALLY:** delightful, low maintenance rear garden, with patio, shed, borders and sunny aspect. To the front there is a lawned garden with driveway and gated access

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

**AGENTS NOTE:**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

**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:** C

WB2966.AI. DB.16.04.2025 V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**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.

**16 Branches across the North-East**

