



Wallington Avenue, Marden, North Shields

Offers Over £100,000

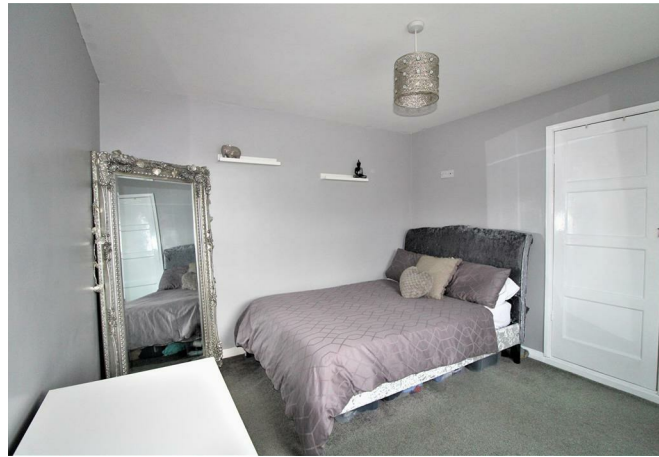
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RICHARDSONS 



# Wallington Avenue North Shields, NE30 3QB

- ONE BEDROOM
- LARGE KITCHEN
- EXTERNAL STORAGE
- PRIVATE GARDEN
- STYLISH DECOR
- MODERN BATHROOM
- IDEAL LOCATION
- EPC RATING C



Offers Over £100,000



**\*\* Stunning One Bedroom Flat \*\* Highly sought after area \*\* Ready to move into \*\* Chain free \*\***

Richardsons are delighted to welcome to the market this ground floor one bedroom flat, conveniently situated in the popular residential area of Marden Estate.

Well presented, and ready to move into this property is a must see. The property is positioned on an extensive plot offering buyers a large rear garden and ample off road parking to the front. This would be a great investment or an ideal first home.



## Full Description

Richardsons are delighted to welcome to the market this ground floor one bedroom flat, conveniently situated in the popular residential area of Marden Estate. Well presented, and ready to move into this property is a must see. The property is positioned on an extensive plot offering buyers a large rear garden and ample off road parking to the front. This would be a great investment or an ideal first home.

The property briefly comprises: a private entrance hallway providing access to a good sized bedroom, a newly fitted modern bathroom as well as the light and airy lounge with feature fireplace. Thoroughly renovated by the current owner, with stylish neutral décor and a spacious layout, the flat continues to offer this, into the expansive kitchen to the rear fitted with a sleek breakfast bar allowing dining space.

Externally there is a paved double driveway to the front and a large private garden at the rear.

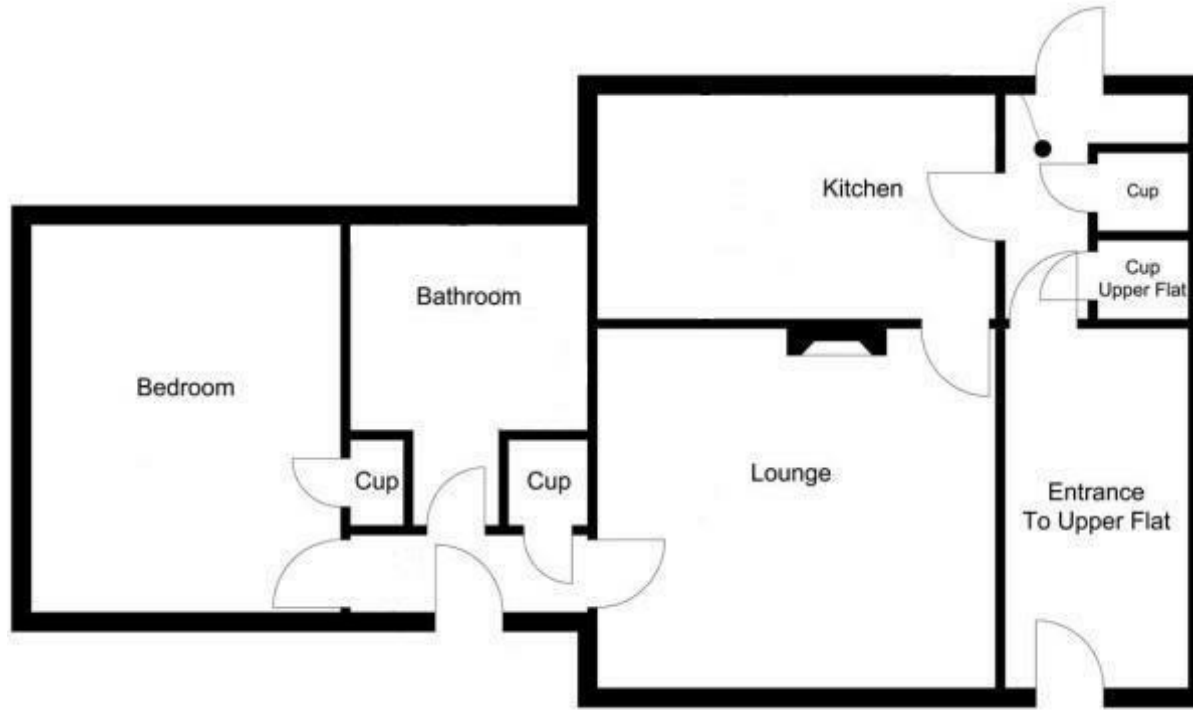
This property must be viewed to appreciate the accommodation on offer.

Approximate Measurements:

<b>LOUNGE</b>	12'1" x 12'1" (3.7m x 3.7m)
<b>KITCHEN</b>	9'8" x 7'7" (2.96m x 2.32m)
<b>BEDROOM</b>	13'1" x 10'6" (4.01m x 3.21m)
<b>BATHROOM</b>	7'11" x 6'8" (2.42m x 2.05m)



# 64 Wallington Avenue

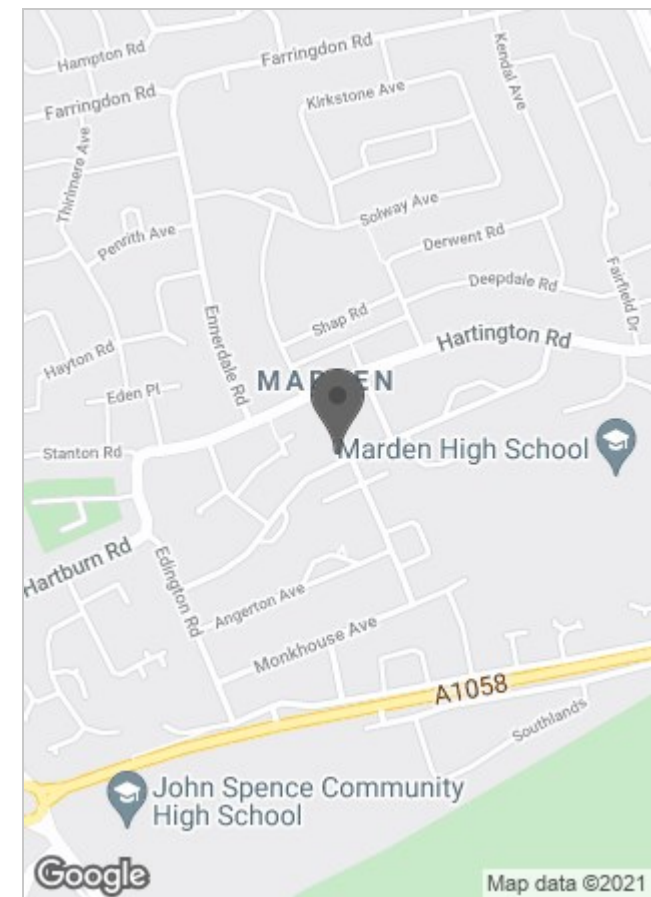


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Richardson Estates Office on 01912903770 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	71	75
	EU Directive 2002/91/EC	