



 **Jan Forster**



- Popular Location
- No Onward Chain
- Two Reception Rooms
- Freehold
- Viewing Recommended
- Ideal Family Home
- Two Double Bedrooms
- Utility Room
- Close To Amenities
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/evhuw39gVAk> ****

This well-presented, two-bedroom, semi-detached home is positioned in the popular Marden Estate and is offered for sale with the benefit of no onward chain. Situated in an excellent location, the property would make an ideal purchase for first time buyers and smaller families.

Internally, the accommodation briefly comprises to the ground floor: entrance hallway with storage, a charming lounge with feature fireplace, dining room with French doors opening to the rear, and a well-appointed kitchen which leads to a large utility area with further access to the rear garden.

To the first floor there are two double bedrooms, along with a bathroom WC with additional storage. The home also benefits from gas central heating and double glazing throughout.

Externally, there is a large, paved driveway to the front offering off-street parking. To the rear, you will find a sunny garden with patio and lawn - perfect for relaxing or entertaining during the warmer months.

The Marden Estate is known for its peaceful, residential atmosphere and proximity to a wealth of local amenities, making it a desirable area to live. The property is within easy reach of several well-regarded local schools, making it particularly appealing for young families. Convenient connections to the A19, Tyne Tunnel, and Coast Road provide excellent transport links across the region, and the area is well served by public transport. The home is just a few minutes' drive from the coast and is also close to Tynemouth Park, offering a great green space for outdoor activities.

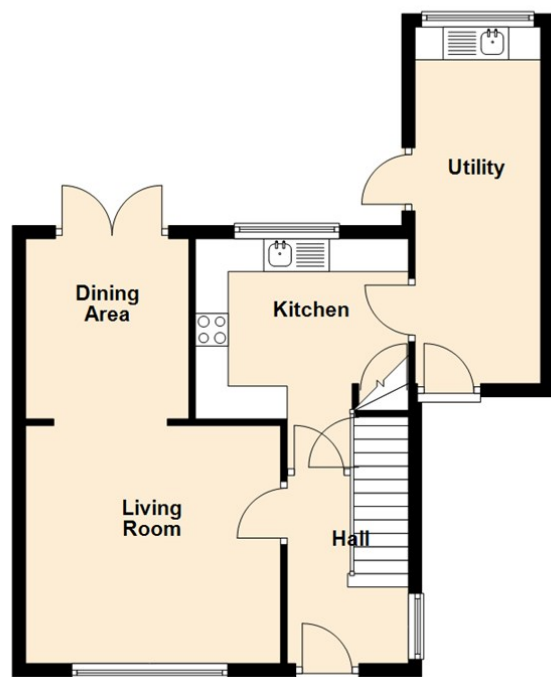
Viewing is essential to fully appreciate all this lovely freehold home has to offer. For more information and to arrange a viewing, please call our Coastal team on 0191 257 2000.

Tenure

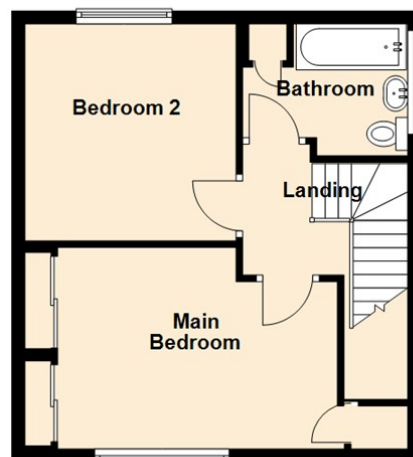
The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax Band: B

Ground Floor



First Floor



Living Room 11'10" x 12'9" (3.63 x 3.89)

Dining Area 9'0" x 8'2" (2.75 x 2.49)

Kitchen 11'6" x 10'7" (3.51 x 3.25)

Utility 17'10" x 6'3" (5.44 x 1.92)

Main Bedroom 10'0" x 15'7" (3.07 x 4.77)

Bedroom Two 10'10" x 10'6" (3.31 x 3.22)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The difference between house and home

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