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- Semi Detached House
- Two Double Bedrooms
- Modern Kitchen
- Off Street Parking
- Viewing A Must
- Larger Style Configuration
- Immaculately Presented
- Generous Rear Garden
- Freehold
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/0O8hYvfouy0> ****

Nestled on Edington Road in the charming area of Marden, North Shields, this semi-detached home presents an exceptional opportunity for anyone seeking a welcoming, modern, and well-proportioned property. Featuring a larger-style layout, the house is immaculately presented throughout and suits families, first-time buyers, or couples looking for a spacious and comfortable home.

The ground floor begins with an entrance area offering useful storage, leading into a bright and inviting lounge. Beyond this, the dining area features French doors that open onto the garden, creating a seamless indoor-outdoor flow. The modern, well-equipped kitchen provides access to the rear of the property, making it both practical and convenient for everyday living.

Upstairs, the property offers two generously sized bedrooms along with a beautifully finished family bathroom. This impressive four-piece suite includes a separate shower and a luxurious double-ended bath, providing a relaxing and contemporary space.

One of the standout features of this home is the rear garden - a wonderful space for entertaining, gardening, or simply relaxing in the fresh air. Off-street parking to the front adds further convenience for residents and visitors alike.

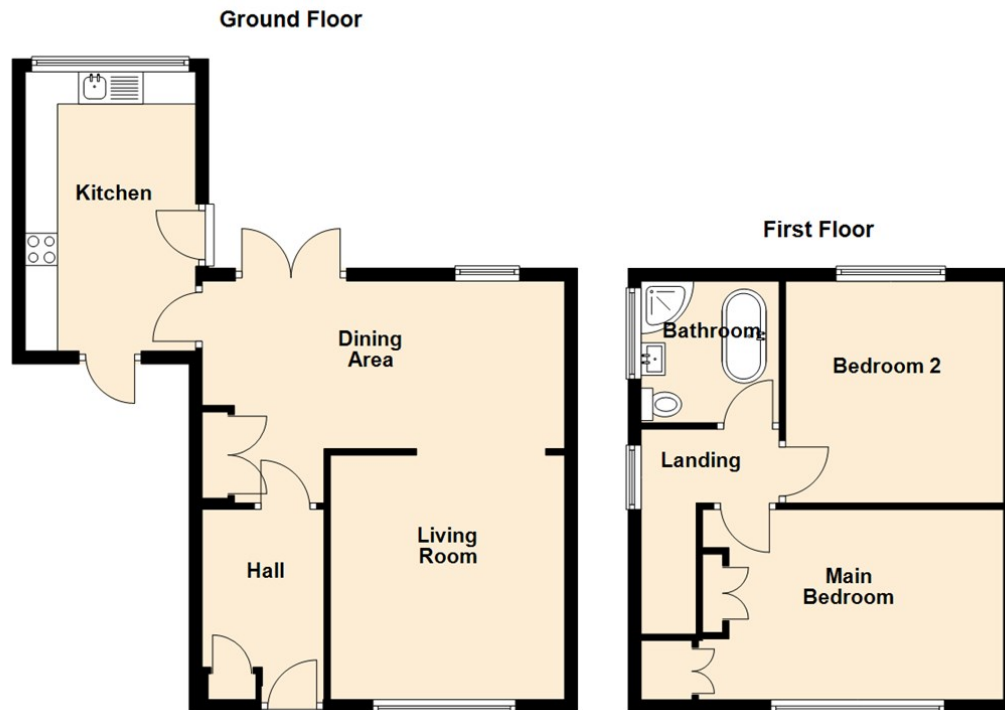
Situated in a highly regarded location close to excellent schools, this home is ideal for families seeking a friendly, community-oriented neighbourhood. The property also benefits from gas central heating and double glazing, ensuring comfort throughout the year.

Viewing is essential to fully appreciate the charm, quality, and spaciousness of this delightful residence. To arrange a viewing or request further information, please call 0191 257 2000.

Tenure

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

Council Tax band: B



Living Room 12'5" x 11'10" (3.79 x 3.63)

Dining Area 11'3" x 18'5" (3.44 x 5.62)

Kitchen 14'2" x 8'0" (4.33 x 2.46)

Main Bedroom 9'6" x 18'5" (2.91 x 5.62)

Bedroom Two 11'3" x 11'1" (3.44 x 3.38)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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