



Edington Road Marden Estate

Superbly located on this excellent corner plot on the ever, popular Marden Estate. Within the catchment area for popular local schools and bus routes, close to North Tyneside General Hospital, Morrisons, and approximately a ten-minute walk from our beautiful coastline. This spacious semi has a generous hallway, lounge with feature bow window, fireplace and modern electric fire, fabulous, re-fitted dining kitchen with integrated appliances and French doors to the rear garden, separate utility room, gym/music room, three bedrooms to the first floor, two with fitted storage, beautiful family bathroom with roll top bath and separate shower cubicle. Gorgeous rear garden with patio and artificial lawn, garden pod, perfect for relaxing with fitted electric heater, power and internet cable. Large driveway to the front and side providing ample on-site parking. Gas radiator central heating and double glazing. Freehold, EPC: D, Council Tax Band: B

£230,000

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Edington Road

Marden Estate

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: 13'9 x 6'3, (4.19m x 1.91m),

Large entrance hallway with double glazed window and turned spindle staircase to the first floor, radiator, wood effect laminate flooring, door to:

LOUNGE: (front): 15'8 x 14'0, (4.78m x 4.27m),

With measurements into feature double glazed bow window and alcoves, attractive feature fireplace, electric fire, wood effect flooring, radiator

DINING KITCHEN: (rear): 20'4 x 9'6, (6.20m x 2.90m)

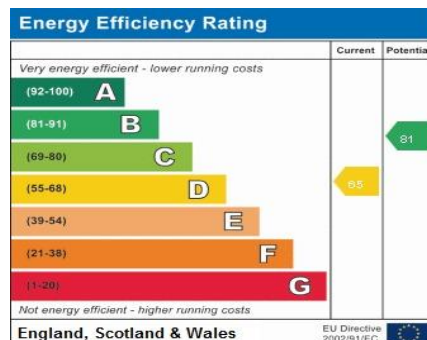
A splendid, re-fitted, contemporary family dining kitchen, incorporating a range of white, base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob, cooker hood, one and a half bowl sink unit with mixer taps, double glazed window, plumbed for automatic dishwasher, double glazed French doors opening to the rear garden, tiled floor, brick effect tiling, door to:

UTILITY ROOM:

Plumbed for automatic washing machine, double glazed door to rear garden and door to front driveway, into:

GYM/MUSIC/HOBBY ROOM: 12'2 x 7'3, (3.71m x 2.21m),

Useful and versatile room, laminate flooring, double glazed window



FIRST FLOOR LANDING AREA:

Loft access with pull down ladders, double glazed window

FAMILY BATHROOM: 8'7 x 8'4, (2.62m x 2.54m),

Beautiful family bathroom with roll top bath, chrome hot and cold mixer taps and shower spray, shower cubicle with chrome shower and additional forest waterfall spray, sink unit, low level w.c. with push button cistern, half tiled walls and shower area, tiled floor, chrome radiator, double glazed window

BEDROOM ONE: (rear): 13'8 x 11'7, (4.17m x 3.53m),

Two double glazed windows, radiator, storage cupboard, laminate flooring

BEDROOM TWO: (front): 12'0 x 9'7, (3.66m x 2.92),

Large walk- in cupboard, radiator, double glazed window

BEDROOM THREE: (front): 8'8 x 6'9, (2.64m x 2.06m),

Radiator, double glazed window, recessed storage area

GARDEN POD:

A fabulous garden pod, with double glazed window, electric heater, electrics and internet point

EXTERNALLY:

Private and enclosed rear garden with paved patio, artificial lawn, planted borders. Large front driveway, walled with ample parking

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: D

WB1911/AI/DD/12.06.23/V.1





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