



Lorton Avenue Marden Farm, Cullercoats

A rare opportunity to purchase this extended and substantial, semi-detached bungalow. Loved by the current family from new and one of the few self-build bungalows on this sought after estate. Close by are local shops, bus routes, Metro and our wonderful coast, making this an ever popular place to live. The property has been extended and carefully thought out to include, entrance porch, impressive, large hallway, front lounge with large, picture window, original fireplace and electric fire, the dining room, or rear sitting room opens into the pleasant conservatory, perfect for enjoying views of the garden and lots of sunshine.

There is an excellent size family dining kitchen with integrated appliances and access through to the garage/utility area. You will be delighted with the two large double bedrooms, the principle bedroom having been extended with a large picture window overlooking the garden, family bathroom with shower, ample storage space off the hallway. A fine and beautifully enclosed, South facing rear garden will be a real treat for the new owners and a 47ft triple length garage fulfilling the dream of anyone looking for ample storage/parking or somewhere to work. The front driveway allows for parking for multiple vehicles together with a lawned garden area. The property is available with no onward chain.

£325,000

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Double Glazed Entrance Door to:

ENTRANCE PORCH: wood effect laminate, double glazed leaded window and doors through to:

ENTRANCE HALLWAY: 16'3 x 5'5, (4.95m x 1.65m), narrowing through to inner hall, a fabulous sized hall, spacious and light, radiator, cornice to ceiling, wall lights, loft access, airing cupboard, additional storage cupboard, door to:



LOUNGE: (front): 16'7 x 14'4, (5.05m x 4.37m), into alcoves, with ample light courtesy of the large, double glazed, leaded picture window, original tiled fireplace with attractive electric fire, radiator

REAR SITTING ROOM/DINING ROOM: 14'9 x 9'6, (4.50m x 2.90m), original Welsh dresser and hatch, radiator, brick fireplace, doors opening into:



CONSERVATORY: 9'9 x 9'0, (2.97m x 2.74m), a lovely room to relax, read or enjoy the views of the garden, benefiting from the Southerly aspect and maximum light into the room, double glazed French door out to the garden, ceiling light/fan

DINING KITCHEN: (rear): 10'6 x 10'3, (3.20m x 3.12m), a family kitchen, fitted with a range of base, wall and drawer units, roll edge worktops, integrated double oven, hob, one and a half bowl sink unit with mixer taps, fully tiled walls, tiled floor, panelled ceiling, double glazed window, door to utility area and garage



BEDROOM ONE: (rear): 17'4 x 14'4, (5.28m x 4.37m), extended principle bedroom with measurements into large, double glazed window overlooking the garden, radiator

BEDROOM TWO: (front): 13'0 x 9'9, (3.96m x 2.97m), radiator, double glazed window

BATHROOM: 8'4 x 5'5, (2.54m x 1.65m), consisting of, bath, electric shower, pedestal washbasin, low level w.c., two double glazed windows, radiator, fully tiled walls

GARAGE/UTILITY AREA: 47'6 x 9'8, (maximum measurements), a fabulous, triple length garage, incorporating a useful utility space with sink, plumbing for automatic washing machine and some storage, combination boiler, door out to the garden

EXTERNALLY: Large, enclosed South facing garden, with patios, lawn and borders, outside tap, storage area. Front, lawned garden area with spacious driveway accommodating at least 2/3 cars

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS"MAINS / OTHER (PLEASE STATE)"

Sewerage: MAINS"MAINS / OTHER (PLEASE STATE)"

Heating: MAINS

Broadband: NO

Mobile Signal Coverage Blackspot: NO

Parking: DRIVE AND GARAGE

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

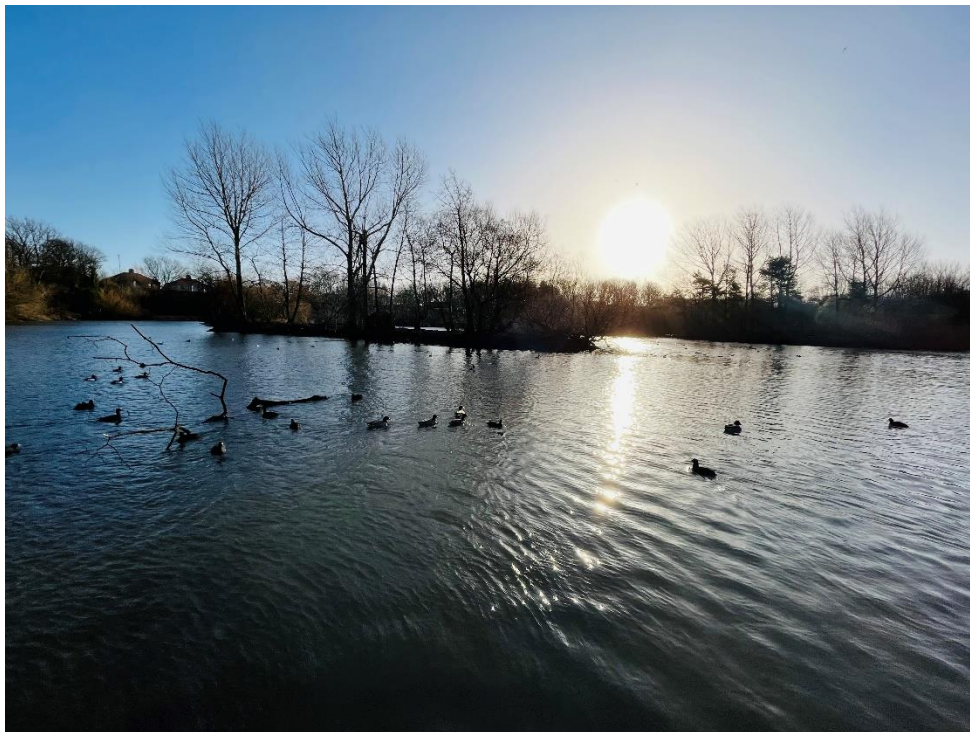
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: D

WB2290.AI.AI28/02/24.V.2





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.

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