



## Farringdon Road

### Marden Estate, North Shields

We adore this gorgeous, extended, family semi-detached home, boasting a fabulous position on the ever popular Marden Estate. Within the catchment area for sought after schools, close to local shops, bus routes and approximately a five minute walk from the Metro and Beach, we think the position is just perfect! Loved for many years by the current owners and offering, light, airy and spacious rooms throughout! Generous hallway, lounge with feature bow window, elegant fireplace and gas, coal effect fire, separate dining room overlooking the garden area. Stylish and modern breakfasting kitchen with integrated appliances, separate utility room, downstairs cloaks/w.c., access to the garage. Impressive first floor landing, four large bedrooms, two with fitted wardrobes. 16'5 luxurious family bathroom, re-fitted and extended with four piece contemporary suite. The garden is an absolute dream, sun seekers will enjoy the Southerly aspect and the time and effort that has gone into making it a haven for any new owner. Spacious, paved front driveway with shrubs and dwarf wall, attached garage. Owned solar panels offer an additional eco-friendly saving, the current sellers are also offering no onward chain.

# £398,000

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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** laminate flooring, oak door to cloak room, radiator, staircase to the first floor, wood effect laminate, door into:

**LOUNGE:** (front): 15'2 x 13'2, (4.62m x 4.01m), gorgeous, light and airy lounge with measurements into feature double glazed bow window and alcoves, elegant, marble feature fireplace with gas, coal effect fire, radiator, double doors into:

**DINING ROOM:** (rear): 11'5 x 10'8, (3.48m x 3.25m), large double glazed window overlooking the rear garden, radiator, coving to ceiling

**BREAKFASTING KITCHEN:** 18'9 x 8'6, (5.72m x 8'6m), maximum measurements, a stylish and modern, cream range of base, wall and drawer units, contrasting roll edge worktops, integrated electric oven, gas hob, cooker hood, integrated fridge and freezer, one and a half bowl sink unit with mixer taps, brick effect tiling, plumbed for dishwasher, pantry cupboard, double glazed window and door out to the garden, breakfast bar, spotlights to ceiling, wood effect laminate flooring, door to:

**UTILITY ROOM:** (rear): 9'5 x 6'8, (2.03m x 2.87m), plus recess, stylish base and wall units, roll edge worktops, plumbed for automatic washing machine, single drainer sink unit with mixer taps, modern flooring, combination boiler, double glazed window and door to garden, tiled splashbacks, radiator, door to garage and door to:

**DOWNSTAIRS CLOAKS/WC.:** low level w.c., hand washbasin, modern flooring, radiator, tiled splashbacks

**FIRST FLOOR LANDING AREA:** Impressive and spacious landing area with door to:

**BEDROOM ONE:** (front): 12'7 x 11'0, (3.84m x 3.4m), large, double glazed picture window, radiator, fitted wardrobes providing ample hanging and storage space

**BEDROOM TWO:** (rear): 11'7 x 11'2, (3.35m x 3.4m), fitted wardrobes and co-ordinating dressing table, radiator, double glazed window

**BEDROOM THREE:** (rear): 19'9 x 6'6, (6.02m x 1.98m), superb sized extension bedroom, with radiator, double glazed window, loft access with pull down ladders providing a fully boarded loft for storage purposes



**BEDROOM FOUR:** (front): 8'7 x 8'4, (2.62m x 2.54m), radiator, double glazed window

**BATHROOM:** (rear): 16'5 x 5'7, (5.0m x 1.7m), a luxurious, extended and re-fitted family bathroom, comprising of, bath with mixer taps and shower spray, separate shower cubicle with chrome shower and large forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, tiled floor, fully tiled walls, spotlights to ceiling, two double glazed windows, loft access

**EXTERNALLY:** A delightful, mature, landscaped rear garden with fabulous Southerly aspect. With decked patio, borders, lawn, shed, outside tap and electric point. The property also benefits from eco-friendly, owned solar panels allowing you to benefit from reduced or free electricity, supply depending. Paved front driveway with ample parking. The garage has measurements of 16'8 x 7'1, (5.08m x 2.16m), with roller door

#### **PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

#### **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:** C

**EPC RATING:** TBC

WB2343.AI.KC.17.04.24.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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