



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

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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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