



Wallington Avenue

Marden Estate

A stunning, substantially improved family semi-detached home on the ever-popular estate. Within the catchment area for highly sought after schools, walking distance to the Metro, bus routes, shops and Cullercoats sea front. Beautifully presented throughout, impressive hallway, lounge overlooking the rear garden with feature fireplace and electric fire. The lounge flows beautifully through to the gorgeous, re-fitted dining kitchen with French doors out to the garden, the kitchen is stylish and contemporary with integrated appliances, separate utility room. Spacious first floor landing, two large double bedrooms and a luxurious re-fitted four-piece bathroom with separate shower cubicle and forest waterfall spray. Newly fitted gas radiator central heating system, double glazing, large, South/South-Easterly garden, which isn't directly overlooked, a blank canvas for whatever your gardening ambitions are! To the front is an excellent sized, block paved driveway with parking for multiple vehicles. No onward chain!

£250,000

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Composite Entrance Door to:

ENTRANCE HALLWAY: impressive, spacious hallway with feature, turned staircase to the first floor, small under-stair cupboard, laminate flooring, radiator, door to kitchen, door to:



LOUNGE: (rear): 14'1 x 11'6, (4.29m x 3.51m), a fabulous sized lounge overlooking the rear garden, attractive feature fireplace and electric fire, radiator, double glazed window, open through to:

DINING KITCHEN: (rear): 22'0 x 8'5, (6.71m x 2.57m), a stunning, re-fitted dining kitchen, incorporating a stylish and contemporary range of base, wall and drawer units, co-ordinating worktops, integrated double, electric oven, hob, cooker hood, one and a half bowl sink unit with mixer taps, cornice to ceiling, spotlights to ceiling, laminate flooring, two double glazed windows, radiator, double glazed French doors out to the garden, door to:



UTILITY ROOM: 11'1 x 6'4, (3.38m x 1.93m), radiator, double glazed window and door out to the garden, combination boiler, plumbing for automatic washing machine

FIRST FLOOR LANDING AREA: radiator, two double glazed windows, loft access, cornice to ceiling, door to:

BEDROOM ONE: (rear): 16'2 x 10'6, (4.93m x 3.20m), maximum measurements into alcoves and recess, a superb sized principle, bedroom, radiator, double glazed window, storage cupboard



BEDROOM TWO: (rear): 10'4 x 9'6, (3.14m x 2.90m), another double bedroom, double glazed window, radiator

BATHROOM: 10'5 x 5'5, (3.18m x 1.65m), a luxurious, re-fitted family bathroom with gorgeous black fittings and accessories, bath with mixer taps, separate shower cubicle, shower, additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, brick effect tiling, Victorian style tiled floor, two double glazed windows, ladder radiator, spotlights to ceiling

EXTERNALLY: large, South/South-Easterly, garden, fenced and lawned, extensive block paved front drive, with parking for multiple vehicles

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: None
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

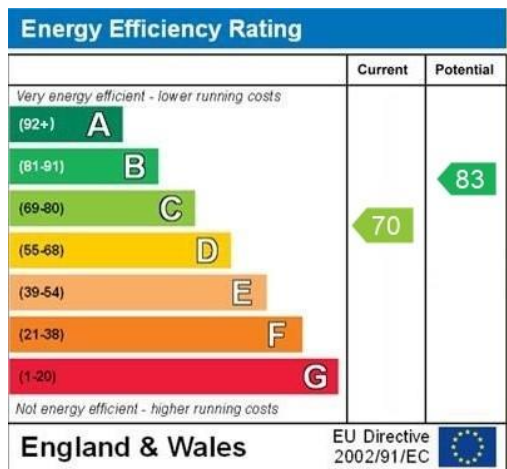
TENURE

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: B

EPC RATING: C

WB2957.AI.DB.24.02.2025.V.1





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.

16 Branches across the North-East

