



Marden Road South | Whitley Bay | NE25 8RD

£420,000

Beautifully located, just a short walk from Marden Quarry Nature Reserve, Whitley Bay town centre, Metro, excellent local schools and approximately a 10-15 minute walk from our gorgeous beach and coastline. Available with no onward chain, this fabulous 1920's family home showcases high ceilings, original features, spacious rooms and fantastic flexibility. stunning hallway with original, turned staircase to the first floor, lounge with feature bay window, attractive feature fireplace with original tiled inset, separate dining room with stunning original fireplace, French doors opening out to the garden area. Excellent sized family kitchen leading to the potential ground floor bedroom and access into the downstairs shower room, perfect if you have family members requiring downstairs bedroom and facilities or a teenager that would benefit from their own space! Alternatively, you have an excellent third reception room/playroom or office, whatever suits your family requirements! Impressive and spacious landing area, three first floor bedrooms, two with period original fireplaces, bringing authentic historic charm and timeless character to this home. Large, modern four piece family bathroom with separate shower cubicle. Delightful, enclosed rear garden with patio, lawn and shed, boasting a sought after, sunny aspect, front garden area.

ROOK
MATTHEWS
SAYER



4



2



2



Entrance Door with Leaded Light Top Pane to:

ENTRANCE HALLWAY: A beautiful and impressive hallway with original, turned staircase up to the first floor, feature panelling, recessed cloaks with double glazed window, delft rack, dado rail, radiator, laminate flooring, cornice to ceiling, feature arch with corbels, door to:

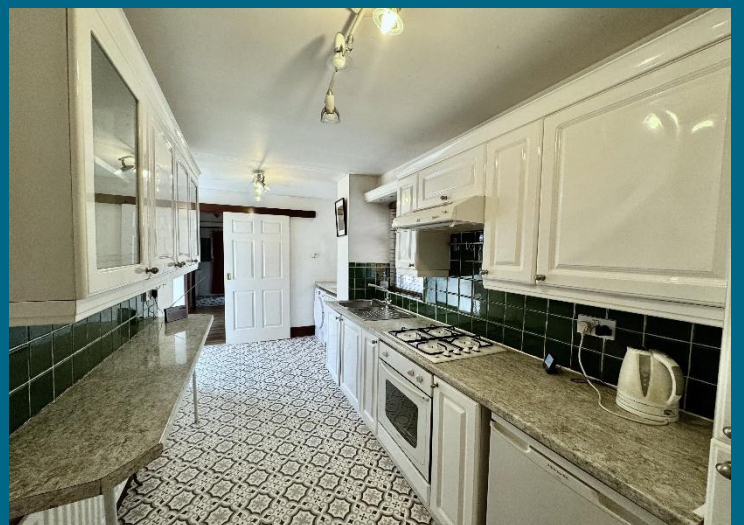
LOUNGE: (front): 18'3 x 12'8, (5.56m x 3.86m), with measurements into alcoves and feature double glazed bay window, attractive fireplace and fire, original tiled inset, picture rail, cornice to ceiling, radiator, radiator, laminate flooring

DINING ROOM: (rear): 15'8 x 12'8, (4.78m x 3.86m), Into alcoves, double glazed French doors out to the garden area, stunning original fireplace, tiled hearth and inset, cornice to ceiling, radiator, laminate flooring

KITCHEN: (rear): 16'7 x 6'7, (5.05m x 2.0m), galley style, family kitchen incorporating a range of base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, cooker hood, one and a half bowl sink unit with mixer taps, breakfast bar, radiator, two windows, double glazed door out to the garden area, contemporary flooring, plumbed for automatic washing machine/dishwasher, through to:

BEDROOM FOUR/FAMILY ROOM: (rear): 11'5 x 10'3, (3.51m x 3.12m), laminate flooring, radiator, window, through to:

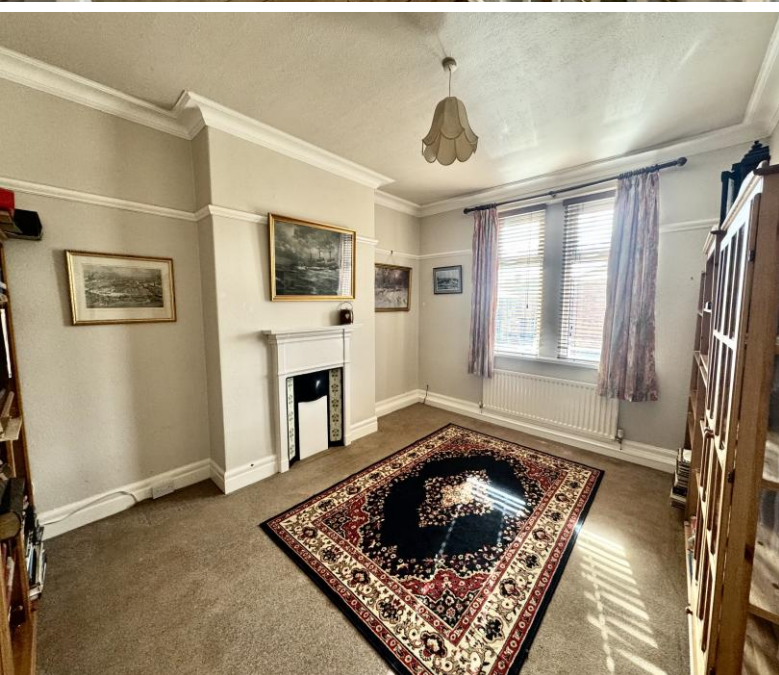
SHOWER ROOM: 11'1 x 6'2, (3.38m x 1.88m), shower cubicle, electric shower, vanity sink unit with mixer taps, low level w.c., radiator, feature panelling, radiator, double glazed window, contemporary flooring



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



FIRST FLOOR LANDING AREA: picture rail, cornice to ceiling, double glazed window, door to:

BEDROOM ONE: (front): 15'3 x 10'8, (4.65m x 3.25m), plus depth of fitted wardrobes into alcoves, two double glazed windows, wood flooring, radiator, original fireplace with cast iron fire

BEDROOM TWO: (rear): 15'2 x 11'9, (4.62m x 3.8m), into alcoves, original feature fireplace and cast iron fire, double glazed window, radiator, wood flooring

BEDROOM THREE: (front): 10'0 x 8'3, (3.05m x 2.52m), radiator, double glazed window, cornice to ceiling

BATHROOM: 11'2 x 8'3, (3.40m x 2.52m), excellent sized bathroom, showcasing, separate shower cubicle, shower, bath with mixer taps, vanity sink unit with mixer taps, low level w.c., two double glazed windows, panelled ceiling, radiator

EXTERNALLY: Generous enclosed rear garden with delightful sunny aspect, patio, lawn and shed. Walled and gated front garden.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: On street

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: C

EPC RATING: D

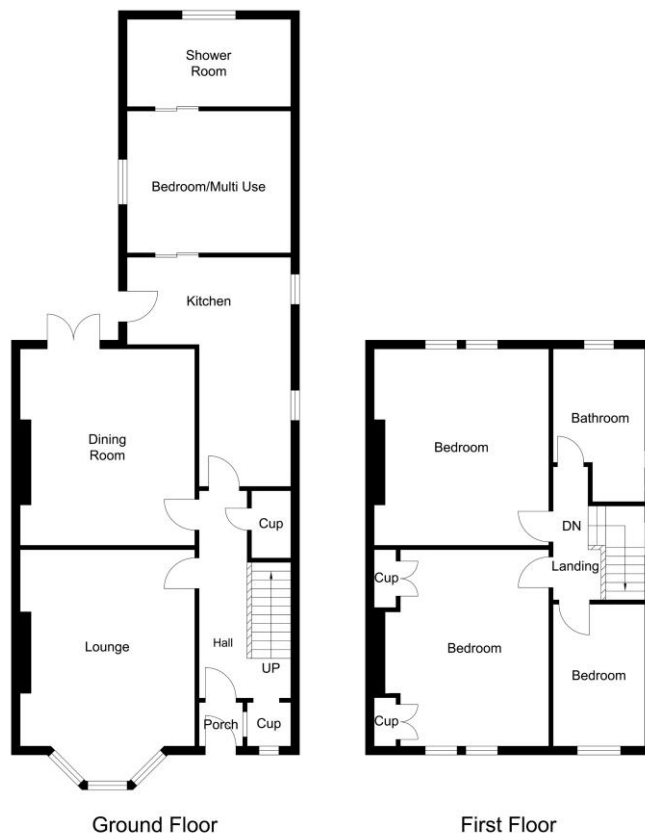
WB3332.AI.DB.08.09.2025.V.3



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



9 Marden Road South

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	74 C
39-54	E		
21-38	F		
1-20	G		

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.

T: 0191 2463666

whitleybay@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**