



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. Requires some Refurbishment.

**ROOK
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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

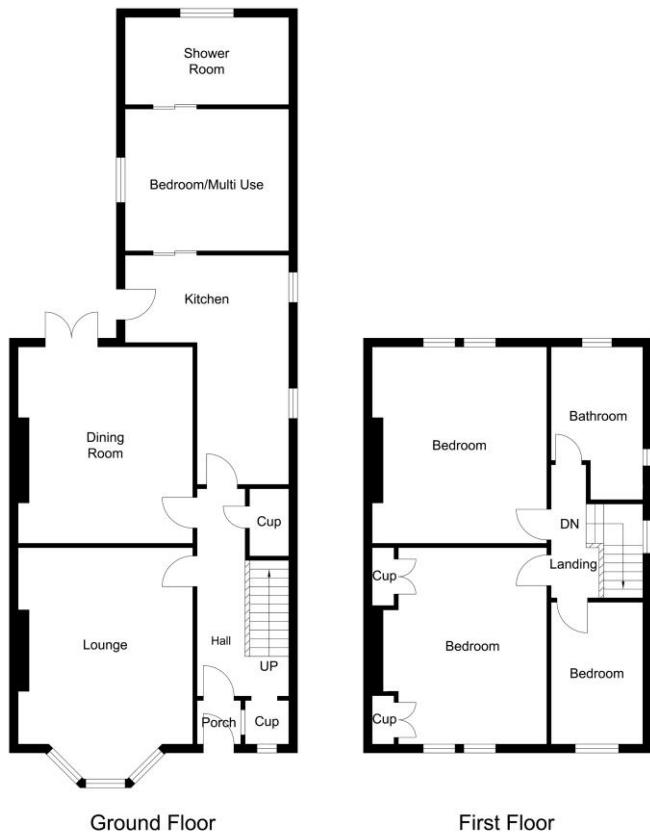
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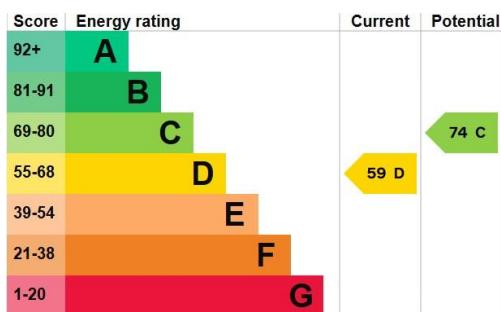
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Version 2



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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.