



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.

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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 cloak with double glazed window, delft rack, dado rail, radiator, laminate flooring, cornice to ceiling, feature arch with corbels, door to:

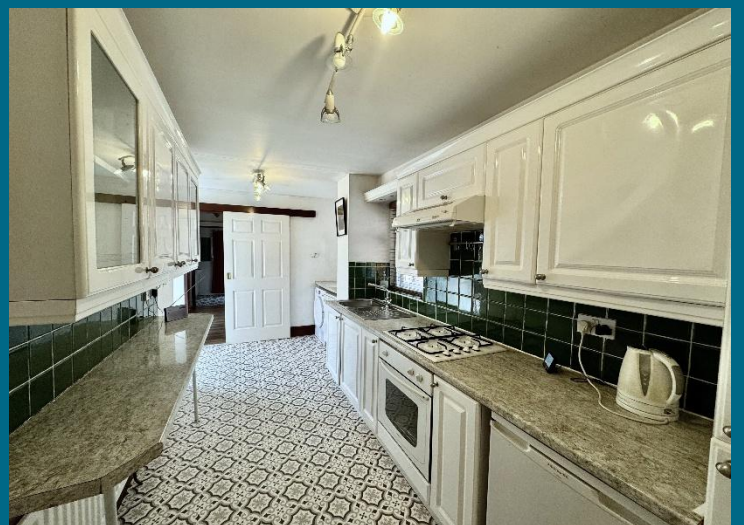
**LOUNGE:** (front): 18'3 x 12'8, (5.56m x 3.86m), with measurements into alcoves and feature double glazed bay window, attractive fireplace and fire, original tiled inset, picture rail, cornice to ceiling, radiator, radiator, laminate flooring

**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



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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

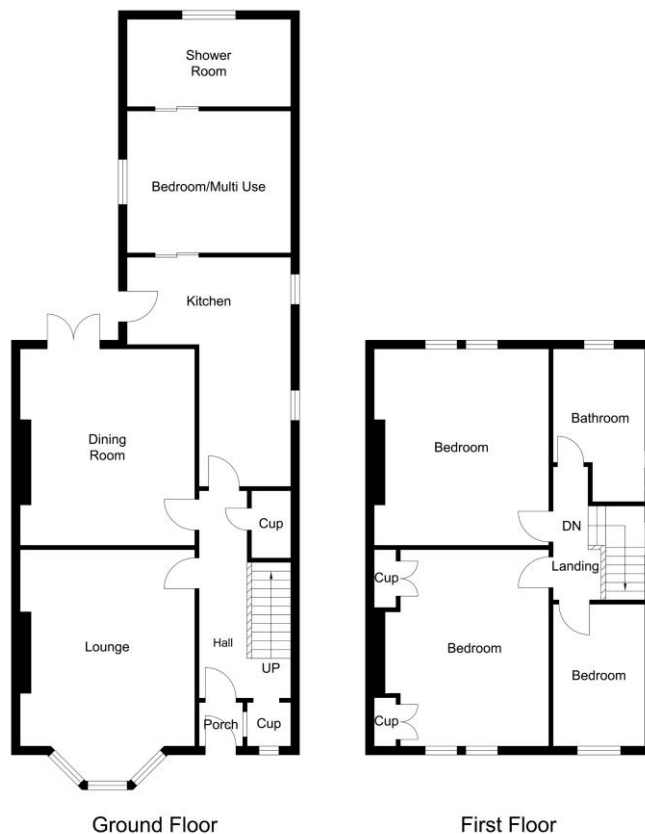
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### 9 Marden Road South

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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		

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