



Hartington Road | Marden Estate | NE30 3PT

£290,000

A gorgeous three bedroom semi detached family home located on Marden Estate. Within the catchment area for local schools, amenities and Cullercoats Metro Station. The property is also just a short walk from Cullercoats Bay, offering an active coastal lifestyle where you can enjoy surfing, paddle boarding along the shore or brace a morning sea dip and unwind in the sauna. Spacious and welcoming hallway, stunning kitchen with integrated appliances, utility area with plumbing for washing machine, dining room through to the lounge with a feature gas fire. Beautiful conservatory with doors opening onto the Southerly aspect rear garden, complete with a hot tub, making this fantastic for long summer evenings. To the first floor is a modern family bathroom with shower, three double bedrooms all benefiting from built in wardrobes. The loft is fully boarded with pull down ladders, Velux windows and is currently set up as an impressive games room. Externally the property boasts a Southerly aspect rear garden with a hot tub, lawn and patio areas, along with a front garden and double driveway.

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Three Bedroom Semi Detached

Sought After Location

Kitchen with Integrated Appliances

Three Bedrooms and Fully Boarded Loft

Dining Room through to Lounge

Modern Family Bathroom

Southerly Rear Garden with Hot Tub

Double Driveway and Front Garden

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: radiator, stairs to first floor

KITCHEN: (front) 11 x 9'9 (3.4m x 2.7m), stylish kitchen incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, gas hob, cooker hood, integrated dishwasher, one and a half bowl sink unit with mixer taps, vertical two pillar radiator, double glazed window, spotlights to ceiling

DINING ROOM: (rear) 9'9 x 9'6 (2.7m x 2.7m), double glazed window, radiator, laminate flooring, through to:

LOUNGE: (rear) 13 x 12'8 (3.9m x 3.7m), feature gas fire, radiator, spotlights to ceiling, alcoves, French doors to the conservatory

CONSERVATORY: (rear) 10'7 x 11'1 (3m x 3.4m), double glazed windows, laminate flooring, spotlights to ceiling, French doors to rear garden

UTILITY: (side), plumbing for washing machine, storage cupboard, door to back garden

FAMILY BATHROOM: (side), shower over bath with additional rainfall shower, pedestal wash basin with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, double glazed window, spotlights to ceiling

BEDROOM ONE: (rear) 12'7 x 13'1 (3.7m x 3.9m), built in wardrobe, radiator, double glazed window

BEDROOM TWO: (rear) 10'8 x 10'2 (3m x 3m), built in wardrobe, radiator, double glazed window

BEDROOM THREE: (front) 8'4 x 7'9 (2.4m x 2.1m), built in wardrobe, radiator, double glazed window

FULLY BOARD LOFT: 21'6 x 8'5 (6.4m x 2.4m), pull down ladders, storage cupboards, two Velux window,

EXTERNALLY: enclosed Southerly aspect rear garden, hot tub, lawn and patio areas, front garden and double driveway

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Cable
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.

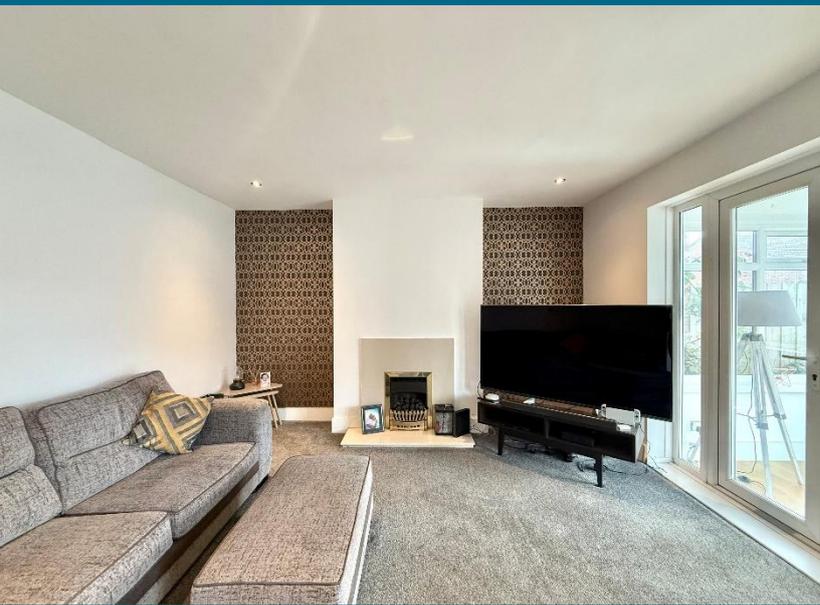
TENURE

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: TBC

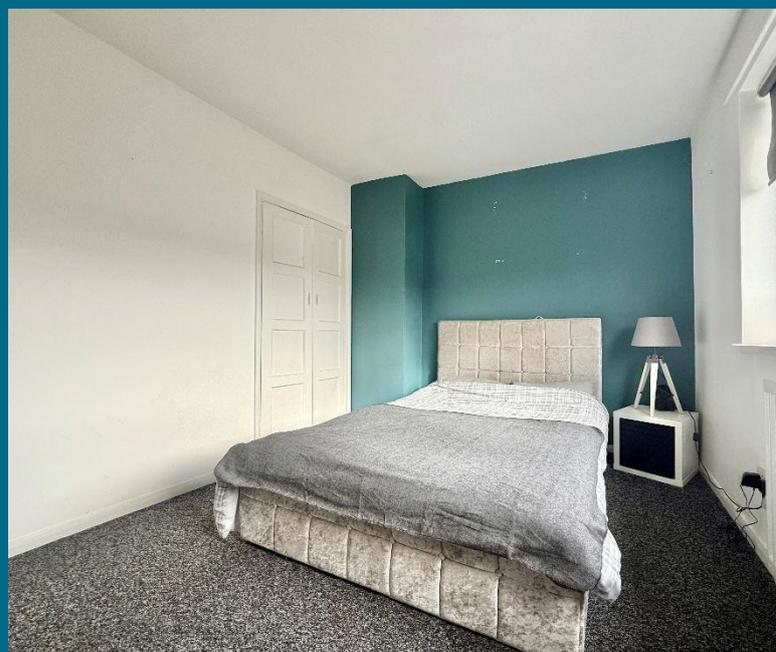
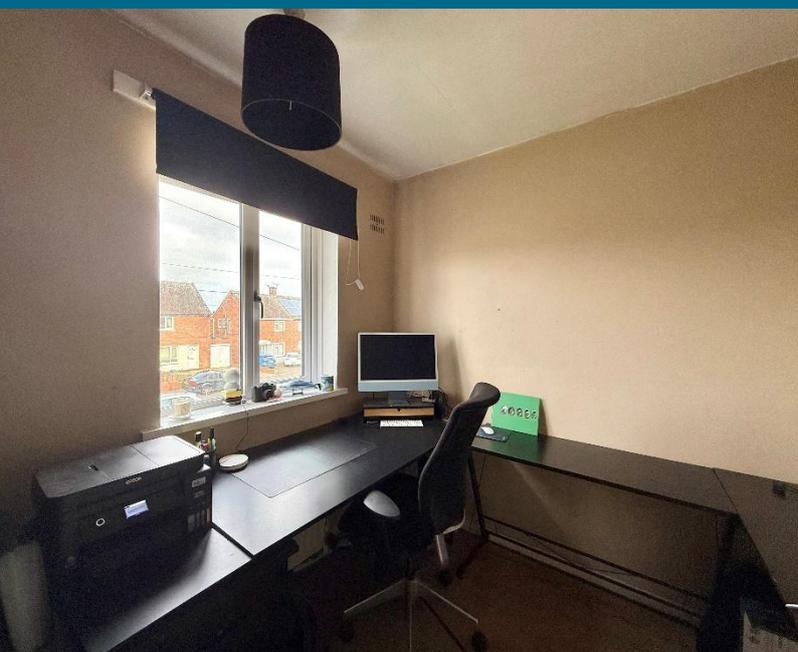
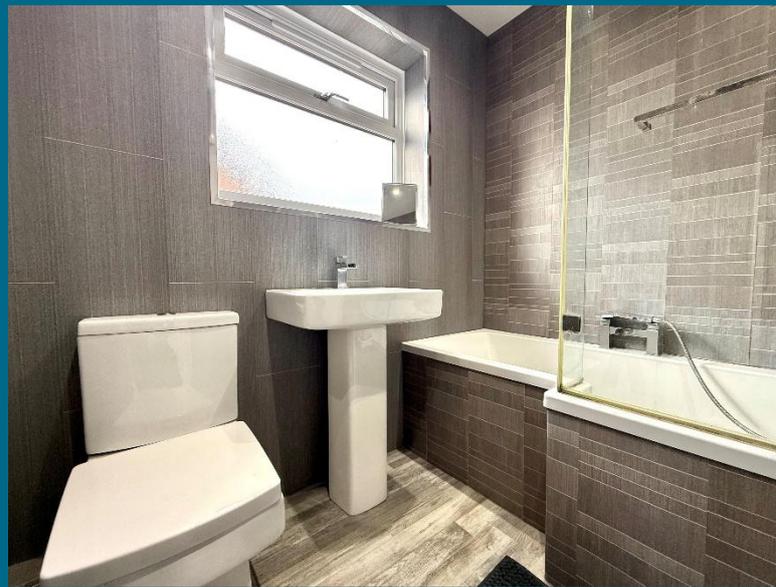
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AWAITING FLOORPLAN

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.

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.



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