



Highcross Road | Marden Estate | NE30 3JG

**£370,000**

Occupying a pleasant position within the popular residential area of Marden, this well-presented three, bedroom semi-detached home offers spacious accommodation, a superb open-plan dining kitchen and a particularly generous rear garden. The property immediately feels bright and welcoming on arrival. The living room sits to the front of the home and is a spacious reception room centred around a large bay window which draws in plenty of natural light while providing an open outlook towards the front garden. To the rear of the property is the standout feature of the home a superb dining kitchen designed with both everyday living and entertaining in mind. The kitchen area is fitted with a range of modern wall and base units with wooden work surfaces and integrated appliances, while a central peninsula provides additional preparation space and storage. The room flows effortlessly into a generous dining area where French doors open directly onto the rear garden, creating an excellent connection between indoor and outdoor living. Upstairs the property offers three well-proportioned bedrooms. The principal bedroom is a particularly generous room with a large window allowing plenty of natural light. Bedroom two is another good sized, double room overlooking the rear garden, while the third bedroom provides an ideal bedroom, study or home office. A spacious bathroom completes the first floor, fitted with both a bath and separate shower enclosure. Externally the home continues to impress. The rear garden is notably large, mainly laid to lawn and offers excellent space for outdoor entertaining or simply enjoying the open outlook. To the front the property benefits from off-street parking and access to an attached garage which provides useful storage or workshop space. Altogether this is a well-presented home offering generous accommodation, a standout open-plan kitchen and a particularly impressive garden, all positioned within easy reach of local schools, amenities and the coastline. The property also benefits from a new roof completed in January 2026

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**ENTRANCE HALLWAY:** Entrance door, staircase to first floor landing, radiator, door to:

**LIVING ROOM:** 12'8" x 12'7" (3.86m x 3.84m): Double glazed bay window to front, radiator, alcove shelving and storage cupboards, decorative coving to ceiling.

**DINING KITCHEN:** 11'3" x 19'6" (3.43m x 5.94m) Double glazed window to rear, double glazed French doors to rear garden, fitted wall and base units with wooden work surfaces, sink unit with mixer tap, induction hob with extractor hood above, integrated oven, radiator.

**GARAGE:** 7'1" x 27'3" (2.16m x 8.31m): Electric roller garage door, power and lighting, internal access door, door to garden.

**FIRST FLOOR LANDING:** Loft access hatch, double glazed window to side.

**BEDROOM ONE:** 14'7" x 11'0" (4.45m x 3.35m): Double glazed window to front, radiator.

**BEDROOM TWO:** 11'0" x 11'8" (3.35m x 3.56m): Double glazed window to rear, radiator.

**BEDROOM THREE:** 8'3" x 8'6" (2.51m x 2.59m): Double glazed window to front, radiator.

**BATHROOM:** 8'8" x 8'2" (2.64m x 2.49m): Two double glazed frosted windows, panelled bath with mixer tap and shower attachment, walk-in shower enclosure with rainfall shower, pedestal wash hand basin, low level WC, chrome towel radiator, part tiled walls, tiled floor.

**EXTERNAL:** Driveway providing off-street parking and access to the attached garage. A particularly generous rear garden mainly laid to lawn with mature borders, offering excellent space.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway/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: C**

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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.

