



Cambo Place | North Shields | NE30 3RL

For sale by Auction May 28th 2026 Option Two

Guide Price: £145,000

We love this well presented, spacious end-link family home. Enjoyed by the family for over 40 years, we can't wait who is ready to start the next chapter with this gorgeous property! Positioned favourably on the highly sought after Marden Estate. Close to excellent local schools, bus routes, shops and amenities. Benefiting from superb local transport links also Marden Estate is an approximate five to ten minute drive from both Whitley Bay and Tynemouth centres and beaches.

Cambo Place benefits from no onward chain and showcases an entrance porch, spacious lounge/dining room with extended bay window, fireplace and modern electric fire, stylish re-fitted kitchen with integrated appliances, hallway, utility space. To the first floor there are two double bedrooms and a modern shower room with separate cloaks/w.c., electric heating system, double glazing. South facing, low maintenance rear garden, shared front access garden with delightful open aspect and pedestrianised frontage.

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Sought After End-Link House

Popular Location on Marden

No Onward Chain

South Facing Patio Garden

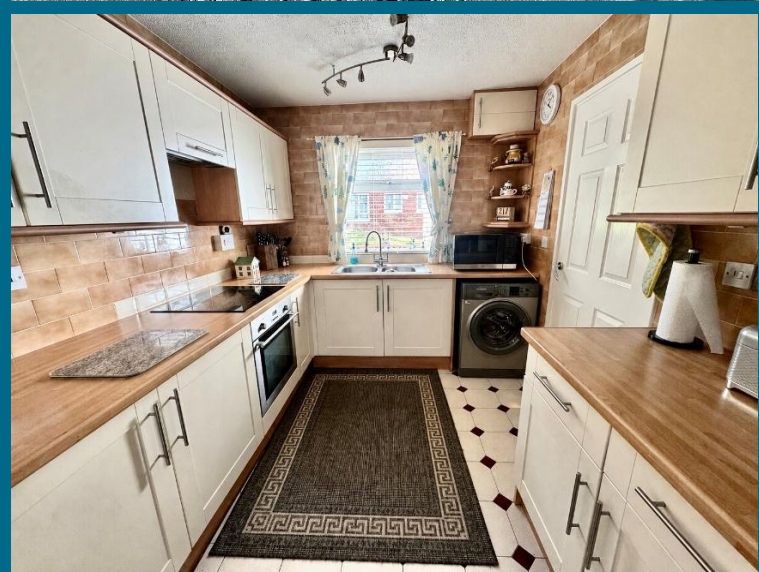
Open Lounge through Dining

Stylish Re-Fitted Kitchen

Generous Hall, Utility Area

Two Double Bedrooms

For any more information regarding the property please contact us today



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Branch whitleybay@rmsestateagents.co.uk

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Double Glazed Entrance Door to:

ENTRANCE PORCH: tiled floor, panelled ceiling, door to:

LOUNGE/DINING ROOM: (rear): 21'0 x 15'0, (6.40m x 4.57m), into double glazed bay window and dining room, feature fireplace with electric fire, dado rail, coving to ceiling, electric radiator, doors to:

KITCHEN: (front): 9'0 x 8'0, (2.74m x 2.44m), a stylish, re-fitted kitchen with a range of cream base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with mixer taps, integrated electric oven, hob, hood, tiled floor, tiled splashbacks, plumbed for automatic washing machine, double glazed window, door to:

HALLWAY: turned staircase to the first floor, large under-stair cupboard, electric radiator, double glazed door out to the front garden, door to:

UTILITY SPACE: storage, electric, space for fridge freezer, panelled walls

HALF LANDING AREA: double glazed window, stairs up to:

FIRST FLOOR LANDING AREA: electric radiator, loft access, dado rail, door to:

BEDROOM ONE: (rear): 11'0 x 11'04, (3.35m x 3.35m), double glazed window

BEDROOM TWO: (rear): 11'0 x 10'04, (3.35m x 3.05), including depth of fitted modern wardrobes

SHOWER ROOM: shower cubicle, electric shower, pedestal washbasin, fully tiled walls and floor with under-floor heating, panelled ceiling and spotlights, double glazed window

SEPARATE W.C: low level w.c. with push button cistern, part panelled and part tiled walls, double glazed window, tiled floor

EXTERNALLY: Private and enclosed rear courtyard, paved with delightful Southerly aspect, she4d. Shared garden to the front, walled and gated enjoying an open and pedestrianised access

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: FTTC

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

AGENTS NOTE:

Appliances have not and will not be tested.

Council Tax Band: B

EPC: TBC

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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.

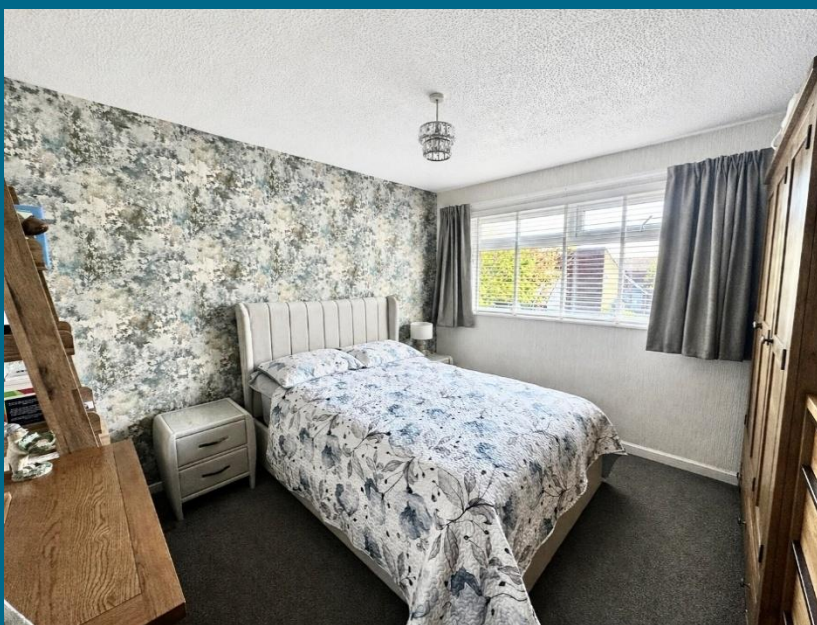
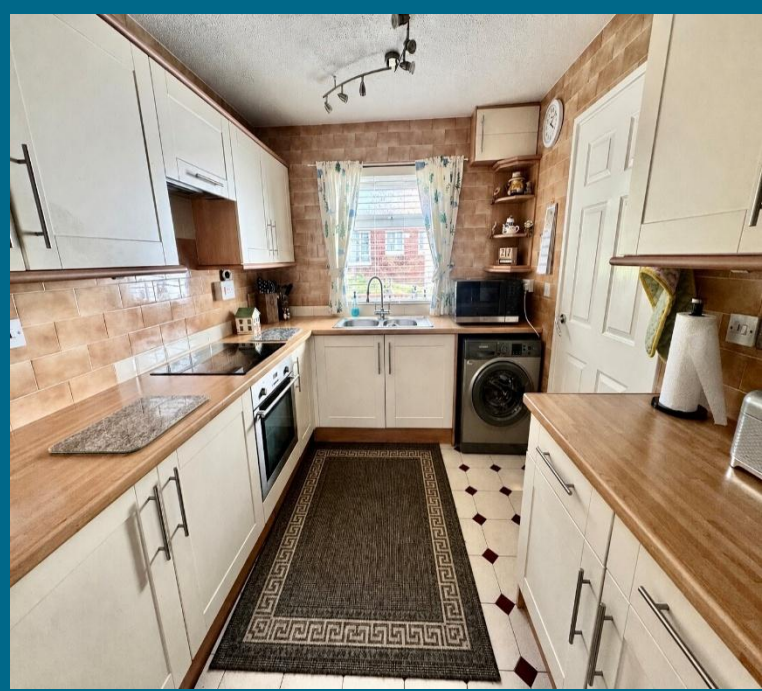
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AWAITING EPC & FLOORPLAN



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