



Highcross Road | North Shields | NE30 3JG

£350,000

A well-proportioned two-bedroom semi-detached bungalow with an extended dining kitchen, generous living room, useful utility space, driveway, garage and an attractive established rear garden, positioned within the Marden Farm area. The accommodation is arranged entirely across one level and opens from a central hallway, with the spacious lounge featuring a front bay window and log-burning stove, while the extended dining kitchen sits to the rear with plenty of space for a dining table and views across the garden. A separate utility room provides valuable additional storage and appliance space, together with access outside and into the garage. There are two well-proportioned bedrooms, including a rear-facing principal bedroom with fitted storage, complemented by a shower room with walk-in enclosure. Triple glazing is another notable feature, while externally the block-paved driveway provides off-street parking and leads alongside the bungalow to the garage. To the rear is a particularly attractive established garden with lawn, paved seating areas and mature planting. The property also benefits from solar panels which are owned outright, offering the potential to help reduce household energy costs. Highcross Road is conveniently placed for the amenities of Marden and the surrounding coastal area, with local shops, schools, bus services and Cullercoats Metro Station all accessible from the property.

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Two-Bedroom Semi-Detached Bungalow

Block-Paved Driveway Providing Off-Street Parking

Garage With Internal Access from Utility Room

Dining Kitchen Overlooking the Rear Garden

Separate Utility Room

Attractive Established Rear Garden

Two Double Bedrooms

Popular Marden Farm Location

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Entrance door, radiator, door to:

LOUNGE: 17'0" x 12'0" (5.18m x 3.66m): Triple glazed bay window to front, radiator, feature fireplace with tiled hearth and log-burning stove, fitted display shelving to alcoves, decorative coving to ceiling.

BEDROOM ONE: 13'0" x 9'10" (3.96m x 3.00m): Triple glazed window overlooking the rear garden, radiator, fitted wardrobes, decorative coving to ceiling.

BEDROOM TWO: 11'0" x 9'0" (3.35m x 2.74m): Triple glazed window to front, radiator, decorative coving to ceiling.

SHOWER ROOM: 6'0" x 5'0" (1.83m x 1.52m): Walk-in shower enclosure with glazed screen and mains shower, pedestal wash hand basin, low-level W.C, heated towel rail, built-in storage cupboard, panelled walls and triple glazed window.

DINING KITCHEN: 17'0" x 9'0" (5.18m x 2.74m): An extended dining kitchen fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer, integrated gas hob, built-in double oven, tiled splashbacks, space for additional appliances, ample space for dining table and chairs, triple glazed windows overlooking the rear garden, door to:

UTILITY: 8'0" x 9'0" (2.44m x 2.74m): Additional wall and base storage units and work surface, plumbing and space for washing machine, space for further freestanding appliances, external door providing access to the rear garden and internal access to garage.

GARAGE: 10'0" x 7'10" (3.05m x 2.39m): Roller door to front and internal access from utility room.

EXTERNALLY

FRONT: Block-paved driveway providing off-street parking and continuing alongside the property to the garage. Low-maintenance front garden with established planting and low-level brick boundary wall. The property also benefits from solar panels which are owned outright.

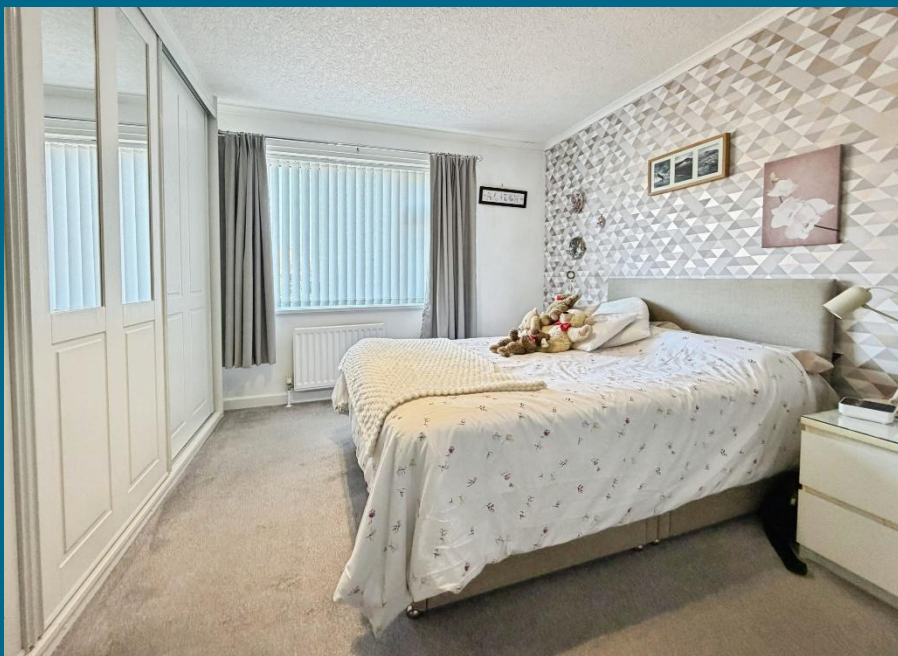
REAR GARDEN: An attractive and well-established rear garden with a central lawn, paved patio/seating areas, lawn area with mature, planted borders, timber fencing to boundaries.

T: 0191 2463666

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTC

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

Solar Panels: Owned

MINING

The Northeast 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.



Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

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: B

WB3827.TJ.DB.22.08.2026. V.2



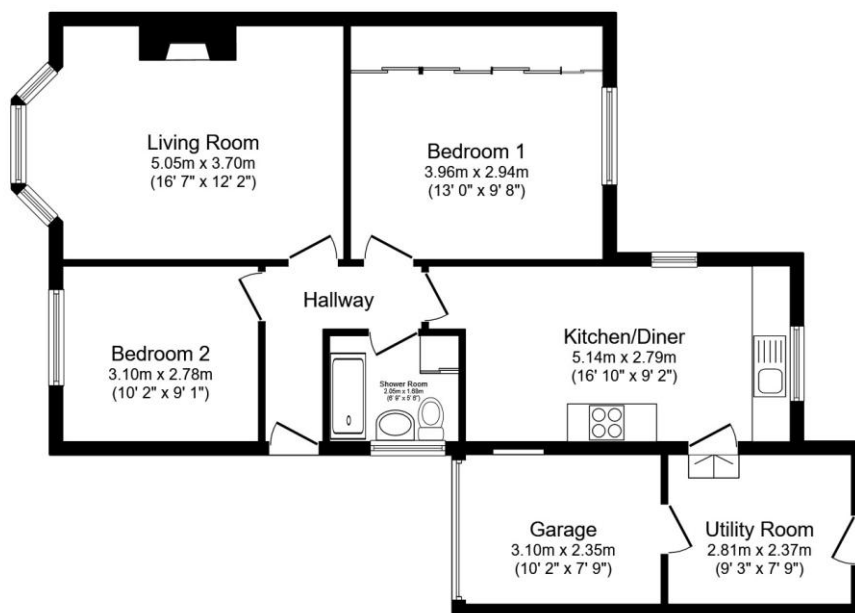
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

6 Highcross Road, North Shields, NE30 3JG



Floor Plan

Total floor area: 81.1 sq.m. (873 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 interest 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 person 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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