



Deepdale Road | Marden Estate, North Shields | NE30 3AN

£445,000

A home that has been significantly reworked to create something far more individual than its original layout, with the scale of the ground-floor accommodation and exceptionally spacious bedroom arrangement giving it a distinctive identity. This impressive three-bedroom home offers particularly generous accommodation, with a superb open-plan kitchen, dining and living arrangement forming the centrepiece of the property. The kitchen combines Shaker-style cabinetry, granite work surfaces, Belfast sink, central island with breakfast bar seating and exposed brickwork, flowing through to a spacious dining area and lounge with bay window and characterful exposed brick chimney breast housing a multi-fuel stove. Doors from the rear of the open-plan space lead directly onto the garden. To the first floor are three well-proportioned bedrooms, with bedroom two having originally been two separate rooms and now forming an exceptionally well-proportioned bedroom with an additional dressing/storage area. The bathroom is a real feature of the property, beautifully finished with a freestanding bath, separate walk-in rainfall shower, decorative feature tiling and a countertop wash basin. Externally, the property benefits from a generous enclosed rear garden, predominantly laid to lawn with a pathway extending through the garden and mature trees creating a leafy backdrop. To the front is a driveway providing off-street parking, while the garage offers further useful storage.

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Three Bedroom Semi-Detached

Desirable Location

Open Plan Kitchen, Dining, Lounge

Lounge with Attractive Fireplace and Multi Stove

Three Double Bedrooms

Garage and Block Paved Driveway

Stunning Bathroom with Separate Shower

Enclosed Rear Garden

For any more information regarding the property please contact us today

ENTRANCE HALL: Entrance door, radiator, staircase rising to the first floor, door to:

OPEN-PLAN KITCHEN / DINING AREA: 16'11" × 29'3" (5.16m × 8.92m) An impressive open-plan space forming a major feature of the property. The kitchen is fitted with a range of Shaker-style wall and base units incorporating contrasting cabinetry, granite work surfaces, Belfast sink with mixer tap and central island incorporating further storage and breakfast bar seating. Range-style cooker space, dishwasher, exposed brick feature wall, vertical radiator. Open access continues into the generous dining area, with space for a substantial dining table, decorative ceiling roses, coving and bi-folding doors opening onto the rear garden. The dining area opens directly into the lounge to create a particularly generous ground-floor arrangement.

LOUNGE: 11'6" × 12'10" (3.51m × 3.91m) Broad double-glazed bay window, radiator, exposed brick chimney breast incorporating a multi-fuel stove set on a hearth with substantial timber mantel, decorative ceiling rose, coving.

GARAGE: 16'0" × 10'5" (4.88m × 3.18m) Garage currently providing substantial storage and utility space, with power and lighting, plumbing for laundry appliances. Boiler housed within the garage. Garage door to the front.

EXTERNALLY: Rear garden accessed directly from the open-plan ground floor accommodation. A generous enclosed rear garden, predominantly laid to lawn with a paved pathway extending through the garden. Mature trees and established boundary planting provide a leafy backdrop, with timber fencing and brick boundary walls. To the front is a private driveway providing off-street parking.

FIRST FLOOR LANDING: Door to:

BEDROOM ONE: 10'4" × 14'9" (3.15m × 4.50m) Generous double bedroom with double-glazed windows to front and rear elevations, radiators, coving to ceiling.

BEDROOM TWO: 13'8" × 11'4" (4.17m × 3.45m) Plus storage area. A particularly generous bedroom, formerly arranged as two separate bedrooms and subsequently opened into one. Double-glazed window with lead detailing, radiator, coving to ceiling, and access to a useful dressing/storage area. Loft access hatch to half boarded loft space.

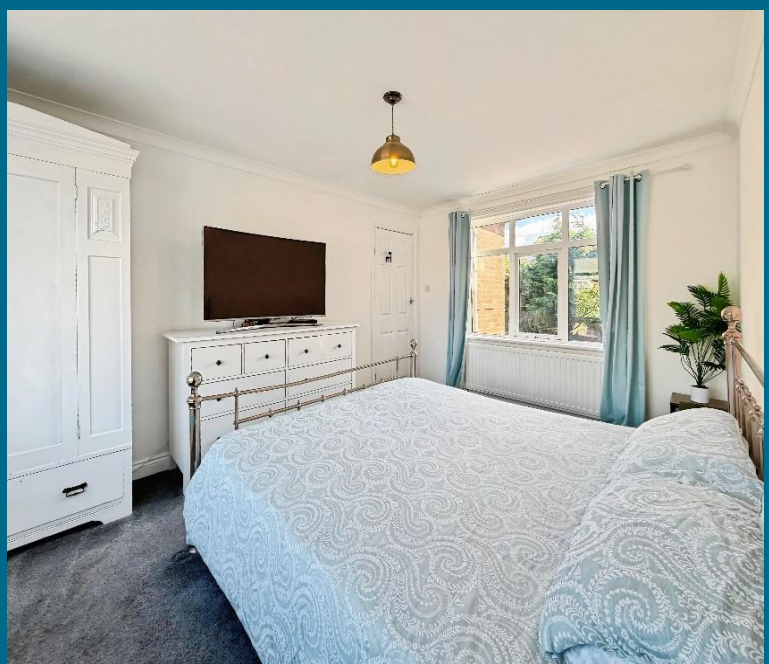
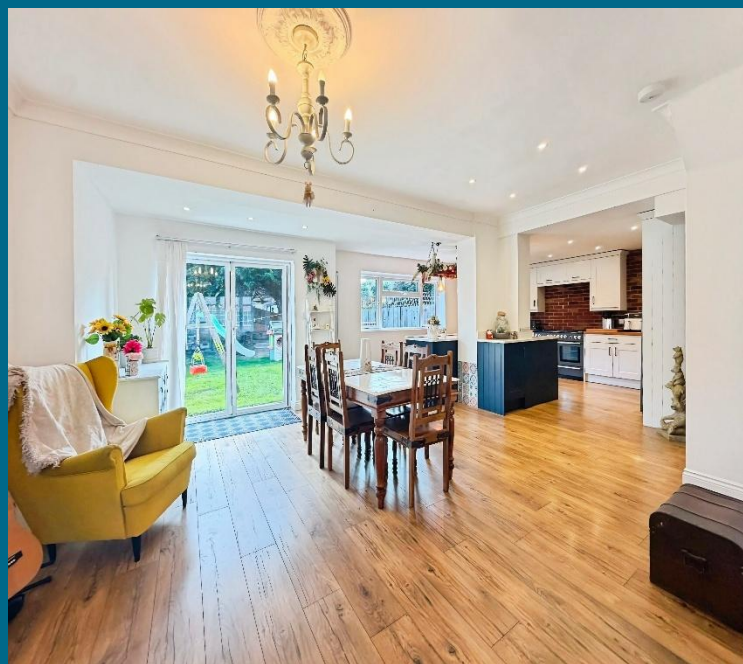
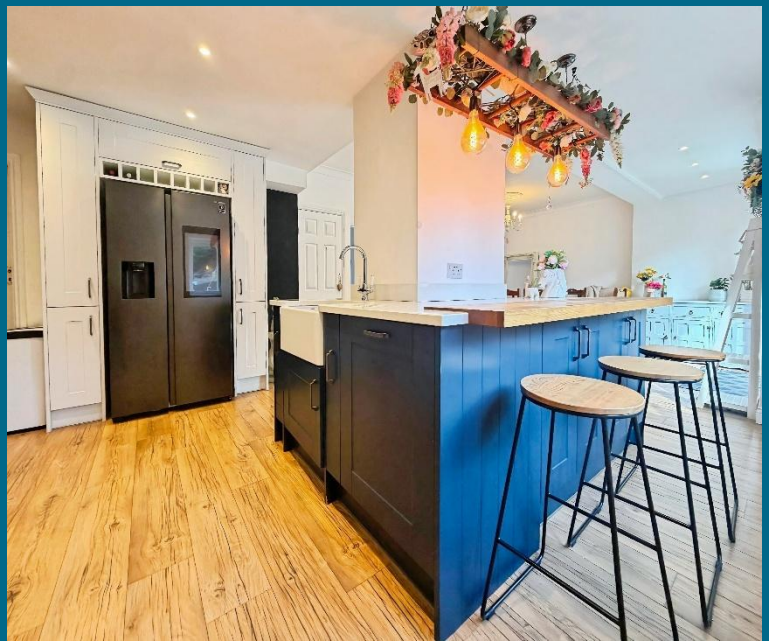
BEDROOM THREE: 12'3" × 10'3" (3.73m × 3.12m) Well-proportioned double bedroom with double-glazed window, radiator, coving to ceiling.

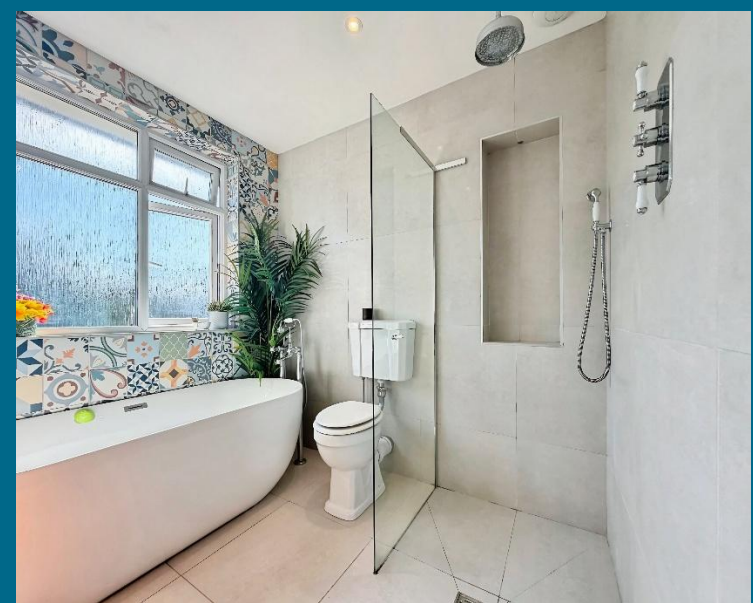
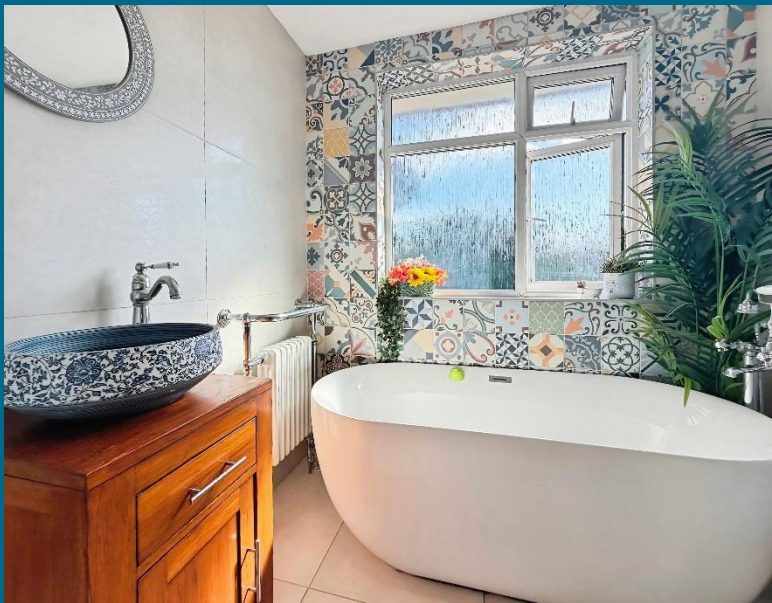
BATHROOM: 7'4" × 7'11" (2.24m × 2.41m) A beautifully appointed bathroom featuring a freestanding bath with floor-mounted mixer tap and hand shower attachment, walk-in shower area with glazed screen, rainfall shower head and separate hand shower, W.C., and decorative countertop wash basin set upon a timber vanity unit. Large-format tiled walls and flooring, contrasting patterned feature tiling surrounding the frosted double-glazed window, radiator.

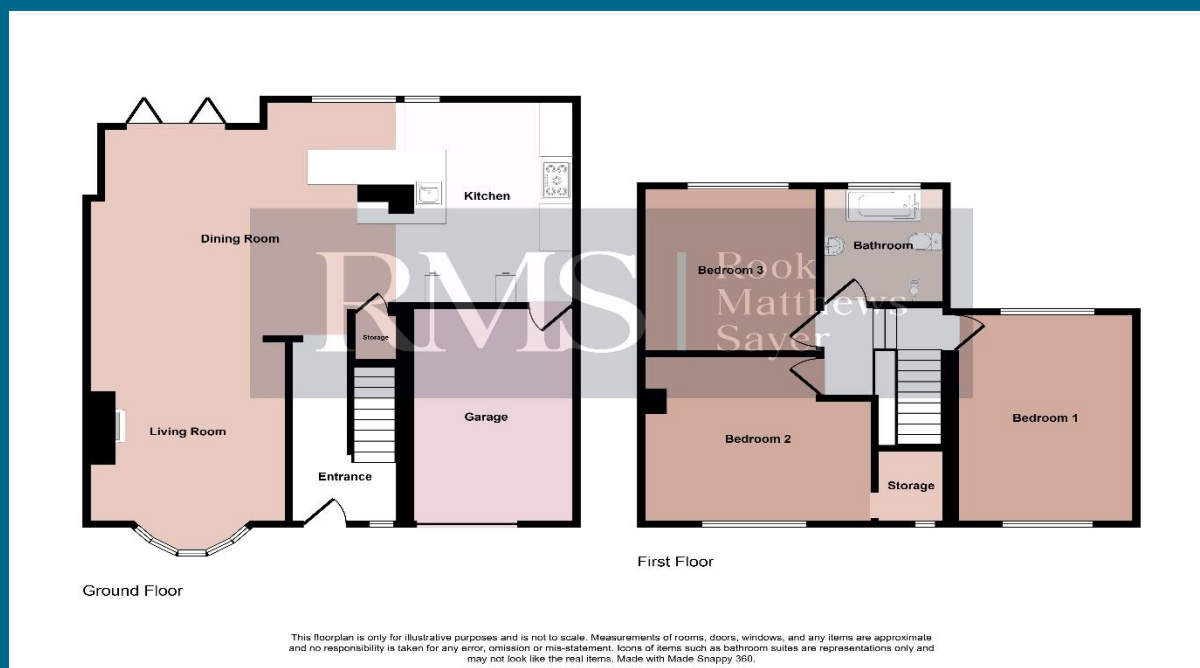
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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

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.

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: "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".

COUNCIL TAX BAND: D

EPC RATING: D

WB4010. TJ.DB.15.09.2026 V.1

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

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 as any authority to make or give any representation or warranty whatever in relation to this property.



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