





- Popular Location
- No Onward Chain
- Close To Amenities
- Double Glazing
- Viewing Recommended
- Semi Detached Bungalow
- Two Bedrooms
- Gas Central Heating
- Freehold
- Call For More Information





A fabulous opportunity, for the discerning buyer looking to purchase a semi-detached bungalow in an excellent residential location. Offered for sale with the benefit of no onward chain.

Internally the property briefly comprises: - entrance porch, lobby with storage, kitchen with fitted wall and floor units, utility room with access to the front and rear, spacious lounge, inner hallway with storage, two good-sized bedrooms, both with built-in wardrobes and one with access to the conservatory, and there is also a three-piece shower room/w.c. The property further benefits from gas central heating and double glazing.

Externally there is a garden to the front and a driveway for off street parking. There is also an easy to maintain garden to the rear.

The location is very central, and you have easy access to a variety of amenities including shops, and public travel links. You also have easy access to beautiful beaches which boast a blue flag status. The Marden Estate is a particularly well regarded and sought-after residential location. Demand for these bungalows remains extremely high and we anticipate a strong response from the market.

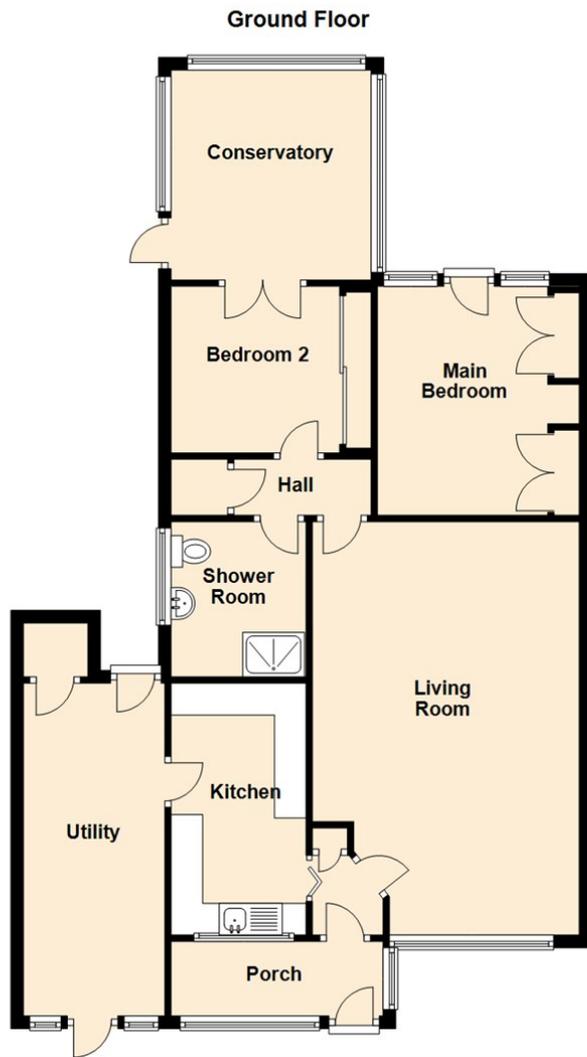
Interested parties are urged to arrange a prompt and essential internal viewing. Please call our Tynemouth branch on 0191 257 2000 for more information.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*C\*.





## The difference between house and home

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Living Room 21'3" x 13'10" (6.50 x 4.23)

Kitchen 12'11" x 7'0" (3.96 x 2.14)

Utility 17'10" x 7'4" (5.44 x 2.24)

Main Bedroom 11'9" x 10'5" (3.60 x 3.20)

Bedroom Two 8'7" x 9'9" (2.62 x 2.98)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**Gosforth**

**0191 236 2070**

**Newcastle**

**0191 284 4050**

**High Heaton**

**0191 270 1122**

**Tynemouth**

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**Low Fell**

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