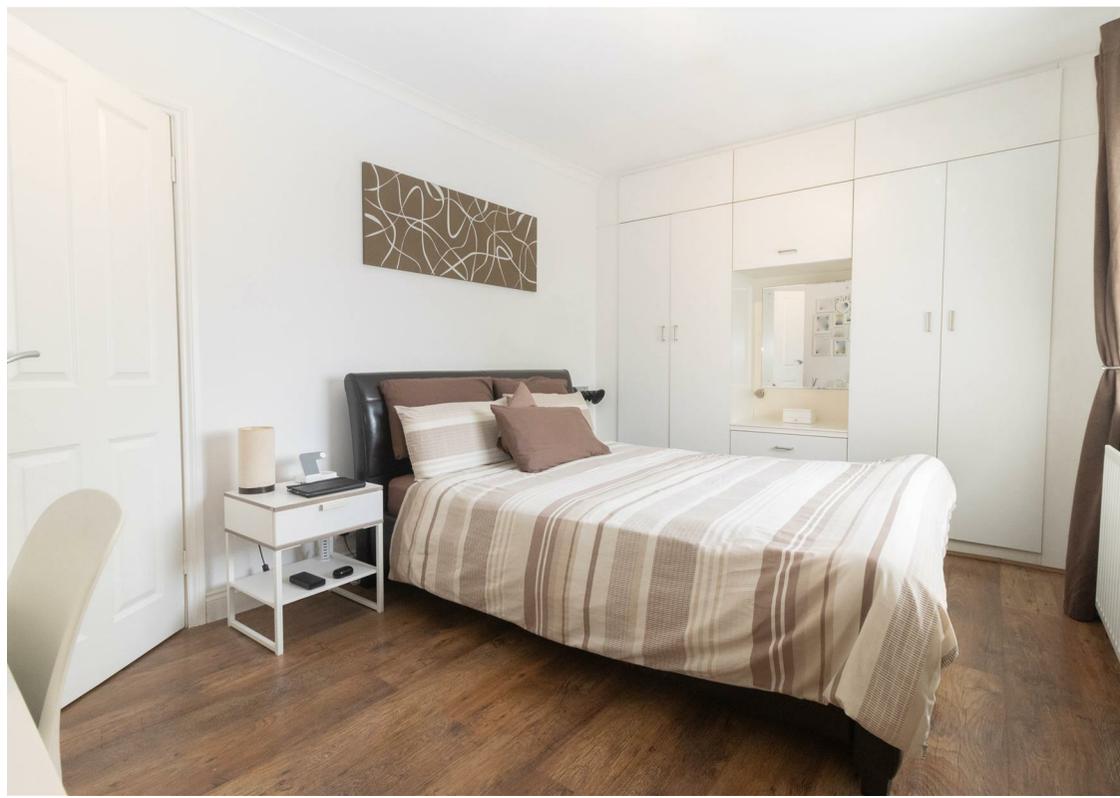






- NO UPPER CHAIN
- Sunny South West Facing Garden
- Gas Central Heating
- Freehold Property
- Starter Home
- Two Bedroom Semi Detached House
- Close To Great Schools
- Double Glazed
- Council Tax Band \*B\*
- Viewing Essential





\*\* Video Tour on our YouTube Channel | <https://youtu.be/tmJa0wEn5e0>  
\*\*

Welcome to this charming semi-detached house on Edington Road, Marden! Situated in an excellent location, this home is perfect for those seeking a peaceful yet convenient lifestyle and offered for sale with no upper chain.

Internally the delightful property boasts a warm and inviting atmosphere with a bright and airy reception room, a well-appointed kitchen with a range of fitted wall and floor units, a handy utility room, two double bedrooms, and a modern bathroom WC with shower over the bath. Externally there is a stunning rear garden with a patio area and lawn, and there is a paved driveway to the front for off street parking.

This popular location is only a short distance from Tynemouth Long Sands beach, and a fantastic variety of local amenities are within easy reach. The A1058 Coast Road is close by, so you have a direct route towards Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service. For the growing family the property is well positioned for access to very well-regarded schools.

Don't miss the opportunity to make this house your home sweet home in the heart of North Shields. Book a viewing today and step into the beginning of your next chapter in this lovely property on Edington Road. For more information, please call 0191 257 2000.

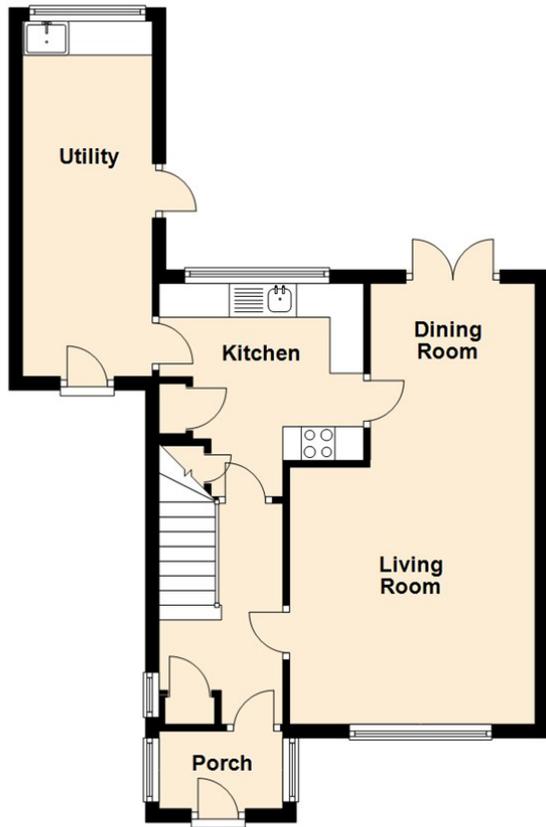
#### Tenure

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

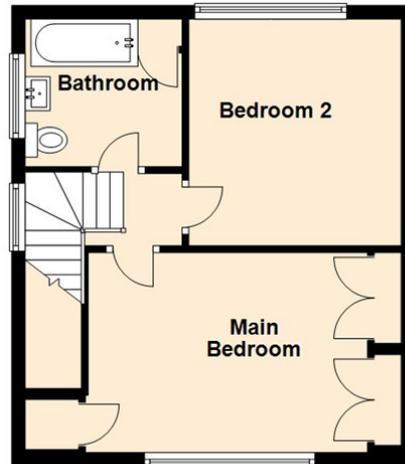
Council Tax Band \*B\*.



### Ground Floor



### First Floor



- Living Room 12'5" x 11'11" (3.79 x 3.65)
- Dining Room 8'6" x 8'0" (2.61 x 2.45)
- Kitchen 10'3" x 9'11" (3.14 x 3.04)
- Utility Room 17'2" x 6'3" (5.24 x 1.93)
- Main Bedroom 9'8" x 18'4" (2.95 x 5.59)
- Bedroom Two 10'11" x 10'4" (3.34 x 3.16)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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

## The difference between house and home

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