







4



1



2

- Sought After Location
- Close To Beach
- Spacious Semi Detached
- Four Bedrooms
- Two Bathrooms
- Off Street Parking
- Council Tax Band \*C\*
- Freehold
- Viewing Recommended
- Call For More information







\*\* Matterport 360° Tour | <https://my.matterport.com/show/?m=4hFZBNW6U9e> \*\*

This immaculately presented, four-bedroom, semi-detached family home is positioned on the sought after Angerton Avenue, Marden Estate.

The home has been thoughtfully extended to the side, providing ample living space for the growing family and briefly comprises to the ground floor: - entrance porch and hallway, spacious open plan living with a bright and airy lounge dining room featuring a bow window and French doors opening to the rear, and there is a modern kitchen with fitted high gloss units, complementing work surfaces, an eye-level oven and integrated hob. There is also a generous utility room with access to the garage.

To the first floor there are four bedrooms, the main with an en suite shower and there is also an opulent, tiled family bathroom WC with four-piece suite. The property further benefits from gas central heating and double glazing.

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

Location is key, and this home does not disappoint. It is situated just a short five-minute stroll from the beach, perfect for weekend outings or leisurely walks along the coast. Additionally, the area is well-served by reputable schools, making it an ideal choice for families with children.

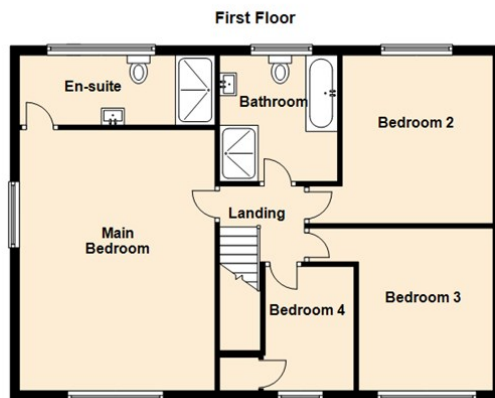
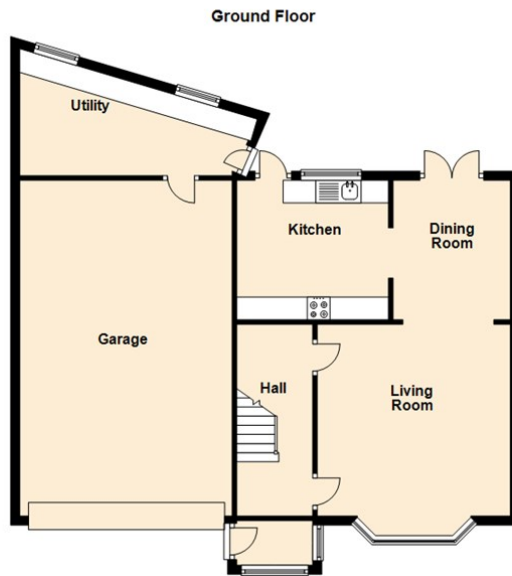
This home is a true gem, and viewing is essential to fully appreciate. For more information and to book a viewing, please call our Tynemouth branch on 0191 257 2000.

#### Tenure

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

Council Tax band \*C\*.





Living Room 13'10" x 13'11" (4.22 x 4.25)

Dining Room 10'0" x 8'5" (3.07 x 2.58)

Kitchen 10'0" x 10'11" (3.07 x 3.34)

Utility Room 11'1" x 13'7" (3.38 x 4.15)

Main Bedroom 18'10" x 14'1" (5.75 x 4.31)

Bedroom Two 12'2" x 13'3" (3.71 x 4.05)

Bedroom Three 11'8" x 9'8" (3.58 x 2.96)

Bedroom Four 8'11" x 9'8" (2.74 x 2.96)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	84
England & Wales <small>EU Directive 2002/91/EC</small>		

## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.janforsterestates.com](http://www.janforsterestates.com)

**Gosforth**  
**High Heaton**  
**Tynemouth**  
**Property Management Centre**

**0191 236 2070**  
**0191 270 1122**  
**0191 257 2000**  
**0191 236 2680**

