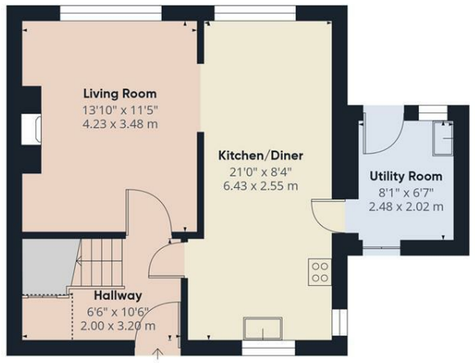
Brannen&Partners

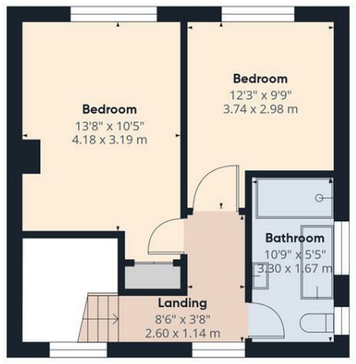
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Solway Avenue, Marden Estate





Ground Floor



Floor 1

Approximate total area(1)

864 ft²

80.3 m²

Reduced headroom

10 ft²

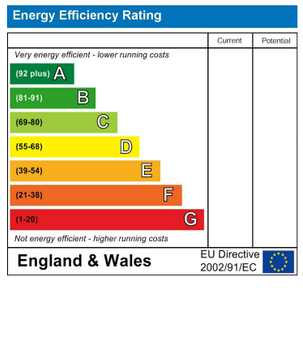
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £250,000

Description

SPACIOUS TWO BEDROOM SEMI-DETACHED OCCUPYING A GENEROUS SIZED PLOT SITUATED WITHIN THIS POPULAR LOCATION ON MARDEN ESTATE

Brannen & Partners are delighted to welcome to the market this well presented two bedroom semi-detached property, conveniently located close to local shops and amenities. Boasting modern interiors, open-plan living, utility room and wrap around gardens.

Briefly comprising: Entrance hallway leading to ground floor rooms and stairs up to the first floor. The bright and airy living room is tastefully designed with built in alcove storage, shelving, a decorative fireplace and a large window overlooking the rear garden. An opening leads to the kitchen/diner which boasts a dual aspect, modern fitted wall and base units provide storage which includes an integrated electric hob, oven and plumbing for a dishwasher. A handy utility room provides additional storage, a sink, plumbing for a washing machine and access out to the rear garden.

To the first floor are two good sized double bedrooms and bathroom. The bathroom comprises a freestanding bath, separate walk in shower, hand basin within a fitted vanity unit, W.C. and heated towel rail.

Externally to the rear is an enclosed private garden mainly laid to lawn. There is side access to the front where there is a generous sized lawn.

Ideally located in this highly popular residential area of Marden Estate close to local shops, amenities, bus routes and within walking distance of Cullercoats Metro Station. Tynemouth Village and Whitley Bay are a short distance which both offer a great selection of shops, restaurants and bars.

Entrance Hallway

Living Room
13'10" x 11'5"

Kitchen/Diner
21'1" x 8'4"

Utility Room/Storage
8'1" x 6'7"

Bedroom One
13'8" x 10'5"

Bedroom Two
12'3" x 9'9"

Bathroom
10'9" x 5'5"

Externally
Externally to the rear is an enclosed private garden mainly laid to lawn. There is side access to the front where there is a generous sized lawn.

Tenure
Freehold









