



## 2 bed semi-detached house to buy in NE30

Wallington Avenue, Marden Estate, North Shields, Tyne and Wear, NE30 3SH

# £259,950

🏠 x2 🚗 x1 🚻 x1

Tenure

**Freehold**

## Property features

- ✓ No Upper Chain & Vacant
- ✓ Sought After Location.
- ✓ South Facing Garden.
- ✓ Two Bedroom Semi Detached
- ✓ EPC Rating D

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

A fantastic opportunity to purchase this well-presented two-bedroom semi-detached home, ideally located within the ever-popular Marden Estate, North Shields.

The ground floor offers a bright and welcoming living room, perfect for both relaxing and entertaining, along with a well-laid-out kitchen designed for practical everyday living.

Upstairs, the property features two generously sized bedrooms, both offering excellent space and flexibility, along with a modern family bathroom.

Externally, the property boasts a well-maintained, south-facing garden that is not overlooked, providing a private and sun-filled space ideal for relaxing, entertaining, or enjoying low-maintenance outdoor living.

Positioned in a highly desirable location, Marden Estate benefits from a wide range of local amenities, strong transport links and easy access to the coast, making it a consistent favourite with buyers.

Whether you're a first-time buyer, downsizer or investor, this is a home that ticks all the boxes.

Early viewing is strongly recommended.

Council Tax Band: B

Tenure: Freehold

Price: £259,950

Property Type: Semi-detached house

USPs: Garden, Chain free

Parking: Driveway

Heating: Gas

## Living Room / Dining Room

6.20m x 4.20m (20'4" x 13'9")

A bright open-plan living room with a dining area, positioned to the rear of the property, plenty of natural light to fill the space. Complete with a fireplace, this room offers a warm and inviting atmosphere ideal for relaxing or entertaining.



## Dining Room / Lounge

A well-proportioned dining area within the open-plan layout, offering a seamless flow. Featuring doors that lead directly into the conservatory, the space benefits from an abundance of natural light and a pleasant connection to the adjoining room.



## Kitchen

2.90m x 4.50m (9'6" x 14'9")

A spacious kitchen with a practical layout and ample worktop space, complemented by a large window that fills the room with natural light. Designed for ease and functionality, it's a bright and practical part of the home.



## Utility Room

1.90m x 3.10m (6'2" x 10'2")

A practical utility room with convenient access to a W/C and a door leading directly to the rear garden. Bright and functional, it provides a useful space for household tasks while connecting seamlessly to outdoor areas.



## Conservatory

2.70m x 2.80m (8'10" x 9'2")

A light-filled conservatory with a spacious, airy feel and direct access to the garden. Perfectly positioned to enjoy outdoor views, it creates a relaxing and inviting space.



## Bedroom 1

2.50m x 4.30m (8'2" x 14'1")

Bright and spacious bedroom allowing plenty of natural light. The room benefits from an entire wall of fitted wardrobes, providing excellent built-in storage. Well proportioned and versatile, it offers ample space for a range of bedroom layouts.



## Bedroom 2

2.40m x 3.10m (7'10" x 10'2")

A well proportioned second bedroom featuring fitted wardrobes with mirrored sliding doors, enhancing the sense of space while providing excellent storage. A practical and versatile room.



## Bathroom

1.60m x 3.10m (5'2" x 10'2")

Spacious bathroom fitted with a walk-in corner shower, pedestal wash basin and WC. The room benefits from a frosted window providing natural light whilst maintaining privacy, along with ample floor space and a practical layout.

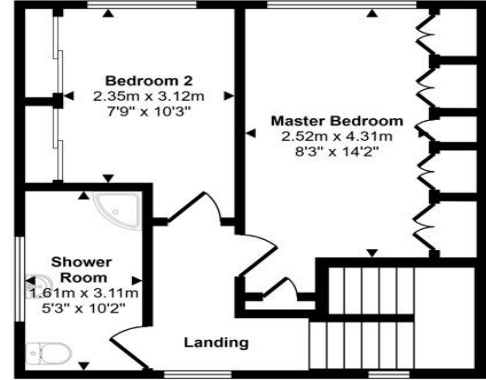
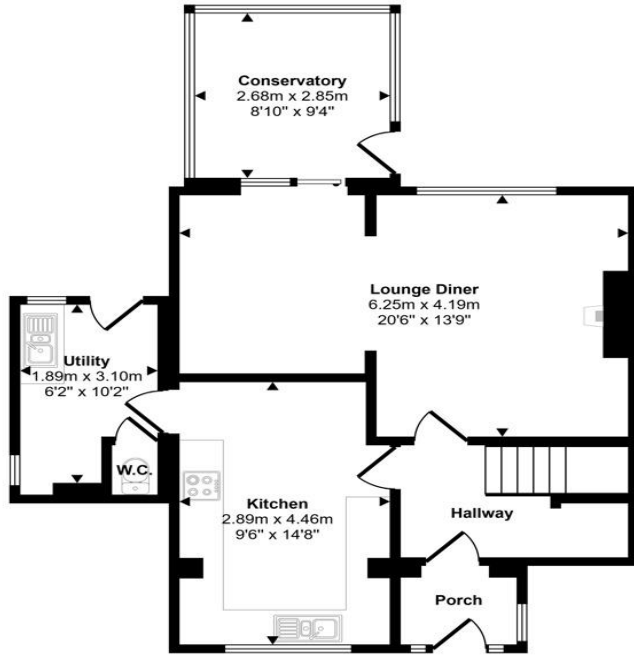


## Rear Garden

Externally, the property features a private outdoor area, ideal for relaxing, entertaining, or enjoying easy-to-manage outdoor living.



Approx Gross Internal Area  
101 sq m / 1082 sq ft



First Floor  
Approx 39 sq m / 419 sq ft

Ground Floor  
Approx 62 sq m / 663 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		64	
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Wallington Avenue, Marden Estate, North Shields, Tyne and Wear, NE30 3SH

Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

