

SIGNATURE

NORTH EAST

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📍 Monkhouse Avenue, Marden Estate NE30 3QU

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Offers Over £210,000

A fantastic opportunity has arisen to the market to acquire this beautifully presented two bedroom semi-detached house, ideally situated within the sought after residential area of Marden Estate, North Shields, surrounded by highly regarded local schooling and an abundance of amenities. The home has been extensively refurbished throughout to a high standard, boasting wonderful decor with contemporary features, presenting the perfect family home in this location.

The property begins with a welcoming entrance hall, initially providing access to the ground floor shower room, followed by the well presented dining room, showcasing extensive floor space and a dining bar with fitted storage space. From the dining room there is access into the stunning, open plan living/dining area, also offering tasteful neutral decor with a wall mounted feature fireplace. The dining room also leads into both the sun room and to the modern kitchen, with affluent fitted storage units complemented with attractive worktops. Both of these rooms have access into the rear garden.

To the first floor of the property there are two generously sized bedrooms, one of which includes fitted cupboard and wardrobe space. The first floor also offers the attractive and neutral three piece bathroom. From bedroom two, there is a staircase leading up to a loft room, which could be used as a third bedroom, or as an office/study room.

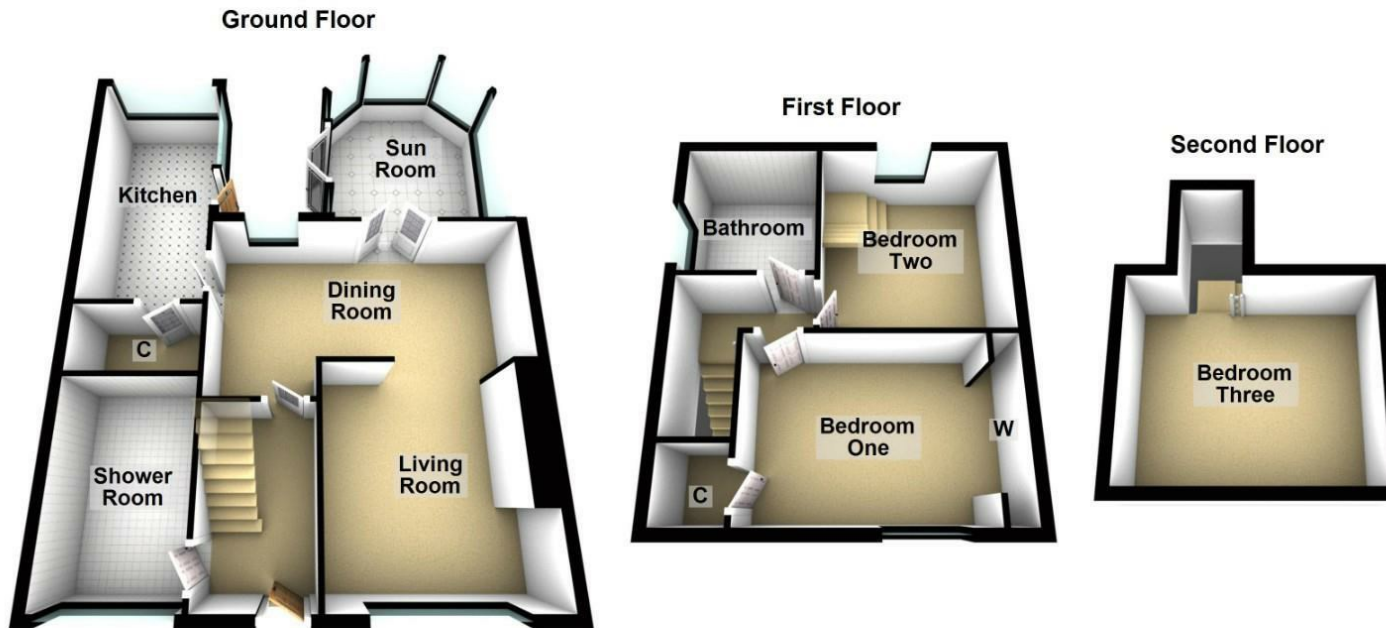
Externally, there is a large block paved driveway, providing the property with off street parking for up to three vehicles. At the back of the property is an expansive, well maintained garden, with a paved sitting area and an area to the rear with a greenhouse, great for the avid gardener.

North Shields offers a wide range of amenities including the regenerated North Shields Fish Quay which showcases a cosmopolitan mix of elite dining and brasseries. The attractively developed picturesque marina and Royal Quays outlet is also nearby, along with the popular Tynemouth Village. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an ideal of the layout of the property.
Plan produced using PlanUp.

Measurements:

LIVING ROOM
12'4" x 11'10"

DINING ROOM
18'4" x 10'9"

KITCHEN
15'5" x 7'8"

SUN ROOM
12'2" x 10'4"

SHOWER ROOM
11'6" x 7'4"

BEDROOM ONE
12'9" x 9'8"

BEDROOM TWO
11'2" x 10'5"

BATHROOM
7'10" x 7'5"

BEDROOM THREE
12'10" x 10'4"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC







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