

1A Main Street, Ponteland,
Newcastle Upon Tyne, NE20 9NH

Tel: 0191 2511189

Web: www.tp-property.co.uk

Email: info@tp-property.co.uk



Trading Places



Hartburn Road, Marden Estate - £245,000

- Three Bedroom Semi-Detached House
- Extended Breakfasting Kitchen
- Single Garage
- Two Reception Rooms
- Bathroom with Separate W.C
- Driveway Parking



Whitley Bay Tel: 0191 251 1189



Email: info@tp-property.co.uk



Web: www.tp-property.co.uk



Hartburn Road, Marden Estate

Trading Places are delighted to offer this lovely three bedroom, semi detached, family home, ideally located for excellent local schools, seafront attractions and local shopping facilities and transport links. The property has been updated in the last three years, to include a superb kitchen extension, new roof, polished chrome sockets and switches and briefly comprises, entrance hallway, two reception rooms, beautiful breakfasting kitchen with dual fuel stainless steel range, landing, three bedrooms, bathroom and separate wc, gas central heating and upvc double glazing. Externally there is a garage with utility area, blocked paved driveway to the front with side path leading to block paved rear garden with southerly aspect. Viewing highly recommended - call Trading Places on 0191 251 1189. EPC Rating C.

Entrance Hallway

Upvc double glazed front entrance door with accompanying flank panels providing excellent natural lighting. Original stripped floor boards. Staircase to first floor accommodation. Double radiator.

Reception Room (Front) 12'4 x 14'8 (3.76m x 4.47m)

Measurement taken into upvc double glazed bay window. Stripped narrow plank floor boards. Feature plastered and painted walls and brick effect papered feature wall. New door with polished chrome door furniture.

Reception Room (Rear) 14'8 x 11'4 (4.47m x 3.45m)

Measurement taken into walk in upvc double glazed square bay window. New door with polished chrome door furniture. Feature timber fireplace surround with wall gas fire on conglomerate marble hearth and inset. Radiator.

Breakfasting Kitchen 17'8 x 16'7 (5.38m x 5.05m)

Measurements taken for an L' shaped room. Beautifully extended and incorporating upvc double glazed window and French style doors overlooking and opening to the rear garden, plus an additional upvc double glazed window to the side providing excellent natural lighting. Wood laminate flooring. Ceiling spot lights. The kitchen area has cream fronted wall and base units with brushed chrome handles, complemented by wood effect work tops over with inset circular stainless steel sink with swan neck tap, and incorporating integrated fridge & dishwasher, stainless steel dual fuel range with stainless steel extractor hood above. Ample space for family sized dining table and chairs plus breakfast stools and occasional seating area. Door to utility/storage room. Kitchen area open through to:

Breakfasting Area

Ample space for family sized dining table and chairs plus breakfast stools and occasional seating area. Door to utility/storage room.

Landing

Upvc double glazed window. Hatch access to boarded loft space.

Double Bedroom 1 (Front) 15'0 x 10'4 (4.57m x 3.15m)

Measurements taken including wardrobes and into alcoves (or 8'7 to wardrobes). Upvc double glazed bay window to the front of the property. Double fitted wardrobes with sliding doors, one with mirrored panel and drawer unit. Radiator.





Double Bedroom 2 (Rear) 12'0 x 8'0 (3.66m x 2.44m)

Measurements taken into upvc double glazed window and up to wardrobes extending across one wall with sliding door fronts, one of which is mirror fronted. Radiator.

Bedroom 3 (Front) 8'0 x 8'6 (2.44m x 2.59m)

Upvc double glazed window with fitted plantation shutters. Radiator. Stripped wood floor boards.

Bathroom

White three piece suite comprising step in bath with shower over, pedestal wash basin and corner shower cubicle with shower running from gas central heating system. White tiled walls. Upvc double glazed window. Radiator.

Separate w.c.

White low level w.c. Laminate flooring. Tiled walls.

Front Garden & Driveway

Block paved driveway to the front of the property with planting area and side gate leading through to the rear garden.

Garage

Incorporating utility area at the rear end (9'5 x 6'1) housing central heating boiler. Range of cream floor units with wood effect work tops over and plumbing for washing machine. Laminate flooring. Garage door to front.

Rear Garden

Low maintenance block paved rear garden with planted shrub borders.

Disclaimer. These particulars are believed to be accurate but they are not guaranteed and do not form a contract. These particulars are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

