



Trading Places



## 44 Bavington Gardens, Marden Estate, North Shields, NE30 Offers in the region of £225,000

**\*\*\*THREE BEDROOM SEMI DETACHED FAMILY HOME \*\*\* EXTENDED TO THE REAR\*\*IMMACULATEDLY PRESENTED THROUGHOUT\*\* THREE CAR DRIVE\*\* REAR GARDEN AND SIDE PATIO YARD\*\* GARAGE\*\*\***

Trading Places are delighted to bring to the market for sale this lovely three bedroom family home. Situated on the popular Marden Estate on Bavington Gardens this immaculately presented property is ready to move straight into and has been very well maintained to a high standard. Offering spacious accommodation to the ground floor with an extended rear creating a utility room and a downstairs WC. Conveniently close to local shopping facilities, amenities and with walking distance to popular schools as well as having easy access to transport links. The property benefits from double glazing, gas central heating and briefly comprises of:- Entrance hallway, lounge with bay window and french doors leading out to the rear garden, breakfasting kitchen fitted with stylish wall and base units, utility room and cloaks WC. To the first floor there are three bedrooms and a contemporary style shower room/ WC. Externally there is a well tended rear garden with decked patio area and a separate fenced side patio yard. To the front there is a triple block paved driveway leading to an attached single garage. Viewing is highly recommended to appreciate this beautifully presented family home. Please contact our branch on 0191-2511189 to arrange a viewing. EPC Rating D.



# 44 Bavington Gardens, Marden Estate, North Shields, NE30

## Entrance hallway

Double glazed panel door, double glazed feature stained glass port hole window, stairs to first floor with glass panel rail, two built in storage cupboards, radiator, laminate flooring and doors off to:

## Lounge 6.50 x 3.69 (21'4" x 12'1")

Double glazed bay window to the front, double glazed french doors to the rear, chimney breast and alcoves with wall lights, feature stone fireplace and hearth with living flame gas fire, radiator and television point.



## Breakfasting kitchen 3.63 x 3.49 (11'11" x 11'5")

Fitted with a range of white wood wall and base units with contrasting work surfaces, one and a half bowl sink and drainer with mixer taps, integrated dish washer, double glazed windows to the rear and side, tiled splash backs, built in storage cupboard, radiator, tiled flooring and door to utility room.



## Utility room 2.75 x 2.10 (9'0" x 6'11")

Fitted base units with roll top work surfaces, single sink and drainer, double glazed windows to the side and rear, two double glazed doors to the sides, laminate flooring, radiator, built in storage cupboard and door to:

## Cloaks WC

Low level WC, wash hand basin, double glazed frosted window to the side, tiled walls, radiator and laminate flooring.

## First floor landing

Double glazed window to the front, loft access, built in storage cupboard and doors off to:



## Bedroom one 3.06 x 3.84 (10'0" x 12'7")

Double glazed window to the rear, radiator, built in storage cupboard.

## Bedroom two 3.04x 2.71 (10'0" x 8'11")

Double glazed window to the rear, spot lights to ceiling and radiator.

## Bedroom three 2.78 x 2.35 (9'1" x 7'9")

Double glazed window to the front and radiator.

## Bathroom/WC 2.60 x 1.53 (8'6" x 5'0")

A stylish contemporary style bathroom comprising of: walk in shower area with glass panels and plumbed rain fall shower, vanity wash basin, enclose cistern WC, two double glazed frosted windows to the side, tiled walls, tiled flooring, heated towel rail and spot lights to ceiling.



## External

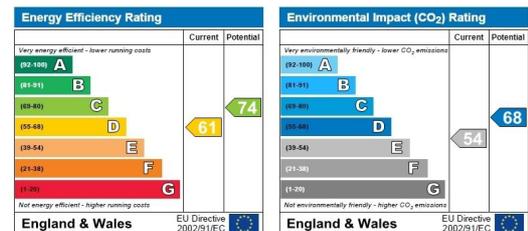
Rear Garden:- Fenced to sides and rear, laid to lawn with planting and shrubs, garden shed to corner, decked patio area, fenced side patio yard with access to garage.

## Garage and drive

Single garage with up and over garage door, power and lighting, wall mounted boiler and access to rear patio area.

Block paved drive providing parking for three cars.

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.



82 Park View, Whitley Bay, Tyne And Wear, NE26 2TH, England

Tel: 0191 251 1189

Fax:

Email: [info@tp-property.co.uk](mailto:info@tp-property.co.uk)

Web: [www.tp-property.co.uk](http://www.tp-property.co.uk)



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