FOR SALE

3 FIRBANK AVENUE, CULLERCOATS NE30 3AJ
£475,000

4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS & BREAKFAST ROOM
- CLASSIC KITCHEN & DOWNSTAIRS WC
- BATHROOM, SEPARATE WC & SHOWER ROOM
- ATTACHED GARAGE
- FRONT GARDEN & TWO DRIVEWAYS
- WEST FACING REAR & SIDE GARDENS
- NO UPPER CHAIN
- EPC RATING D

VIEW PROPERTY

VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE & TWO
25'11 x 14

BREAKFAST ROOM
12'9 x 9'5

KITCHEN
8'11 x 8'5

DOWNSTAIRS WC

LANDING

BEDROOM ONE
13'10 x 13'8

BEDROOM TWO
12'3 x 10'3

BEDROOM THREE
11'5 x 8'8

BEDROOM FOUR
9'11 x 8'3

BATHROOM
8'10 x 5'6

SEPARATE WC

SHOWER ROOM WC
5'8 x 5'1

GARAGE
15'1 x 8'8

FRONT GARDEN

REAR & SIDE GARDENS

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This well presented, detached house was built in the 1950's and is perfectly located in the sought after Marden farm residential estate. It displays a variety of characterful features, has no upper chain and is ideal for a family.

With over 1400 square feet of accommodation set over two floors, this lovely property consists of a vestibule and spacious hallway with stairs up to the first floor, built in cupboard and doors to the reception rooms and breakfast room. There are two reception rooms which are open plan, the front facing with a feature fireplace, and rear facing with doors to the garden and breakfast room. The classic kitchen benefits from a range of units with contrasting worktops, space for a cooker, integrated dishwasher and door leading to the downstairs WC. To the first floor there are three double bedrooms with fitted wardrobes, one with a bay window including a fitted window seat, and a fourth smaller bedroom with corner window and built in cupboard. There is a bathroom with panelled bath and pedestal wash basin, a separate WC and an additional shower room with walk in shower, pedestal wash basin and low level WC. Externally there is an attached garage, front garden with two driveways and substantial, secluded and west facing rear and side gardens.

The superb layout, generous size and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Marden Farm residential estate is an extremely popular area within North Shields, a vibrant fishing town which embraces its heritage as proudly as it welcomes modernization. It enjoys exceptional public transport in to its neighbouring towns, is convenient for the metro, has excellent schools and a good selection of local shopping and cafe culture, close to excellent beaches at Cullercoats, Tynemouth and Whitley Bay.

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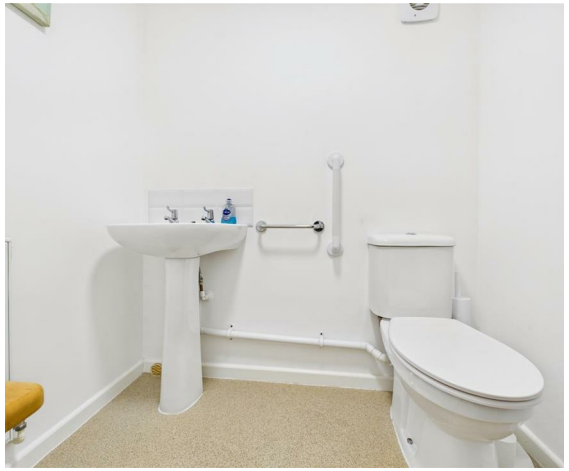

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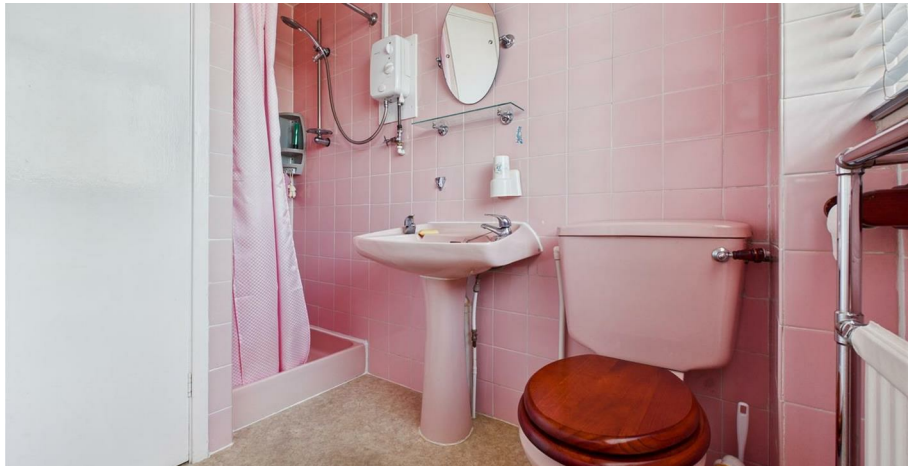

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FLOORPLAN

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Floor 0

Floor 1

Approximate total area[1]

1428 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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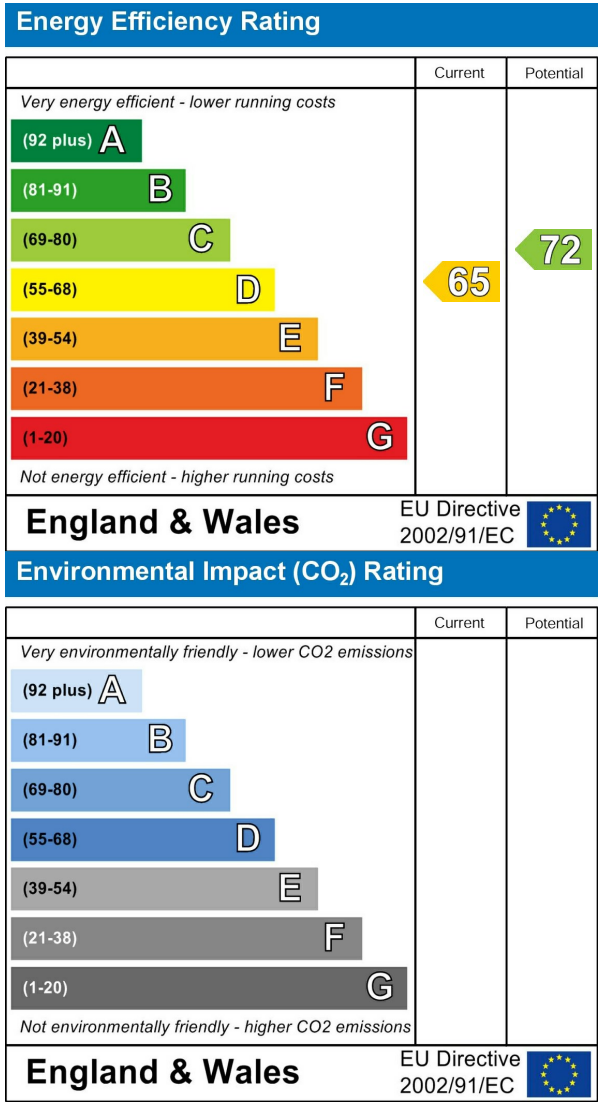
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