


# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Marden Avenue, North Shields NE30 4PA

# Marden Avenue, North Shields NE30 4PA

**Asking Price**  
**£125,000**

Signature North east are proud to introduce this one bedroom flat. Located in Bede Court, North Shields, the property is an over 55s Development. Benefiting from the ideal location, the property is only a stones throw away from the gorgeous Cullercoats Bay and award winning coastal paths. The property is also in proximity to convenient amenities such as a variety of shops, strong transport links, and popular eateries.

We enter the property through a welcoming hallway, providing access to the principal rooms. First is the living room, a spacious area perfect for furnishings and entertaining guests. Connected is the kitchen, offering ample amounts of storage through various wall and base units, finished with a range of useful integrated appliances such as the oven and hob. Next is the bedroom, benefitting from a built-in wardrobe for storage space and room to fit a double bed and other furnishings. Finishing off the property is the three piece shower room, a fully tiled area fitted with a corner shower.

Externally the property offers parking to the front. The rear of the property benefits from a spacious shared garden area, beautifully decorated with various shrubs and plants.

Additionally, the home benefits from shared areas and guest facilities, perfect to meet other residents joining with weekly activities or catching up with guests. Throughout the development, there are lifts and a range of handrails/ other aids throughout to help those who need it.

Tenure:  
Council Tax Band: B



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

# PROPERTY FLOORPLAN



Total area: approx. 45.0 sq. metres (484.8 sq. feet)

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

## Measurements:

Living Room  
18'6" x 10'4"

Kitchen  
9'3" x 7'1"

Bedroom  
15'7" x 8'10"

Shower Room  
6'11" x 5'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC







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