



## 2 bed semi-detached house to buy in NE30

Solway Avenue, Marden Estate, North Shields, Tyne and Wear, NE30 3AY

# £275,000

🏠 x2 🚗 x1 🚻 x1

Tenure

**Freehold**

## Property features

- ✓ Popular Location
- ✓ Two Double Bedrooms
- ✓ Off street parking
- ✓ Garden
- ✓ EPC Rating D

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Situated on the ever-popular Marden Estate, this well-presented two-bedroom semi-detached property offers comfortable and practical living accommodation, making it an ideal first-time purchase or family home.

The property benefits from off-street parking and features a spacious kitchen diner, perfect for everyday family living and entertaining. To the rear, there is an easy-maintenance garden, providing an attractive outdoor space with minimal upkeep required.

Upstairs, the property boasts two generous double bedrooms and a family bathroom. Conveniently located within excellent school catchment areas and close to local amenities and transport links, this home is ideally positioned for families and commuters alike.

Early viewing is highly recommended to appreciate all that this property has to offer.

Council Tax Band: B

Tenure: Freehold

Price: £275,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Heating: Gas

## External



## Entrance hall

## Lounge



## Kitchen



## Dining Area



## Utility Area



## Main bedroom



## Bedroom Two



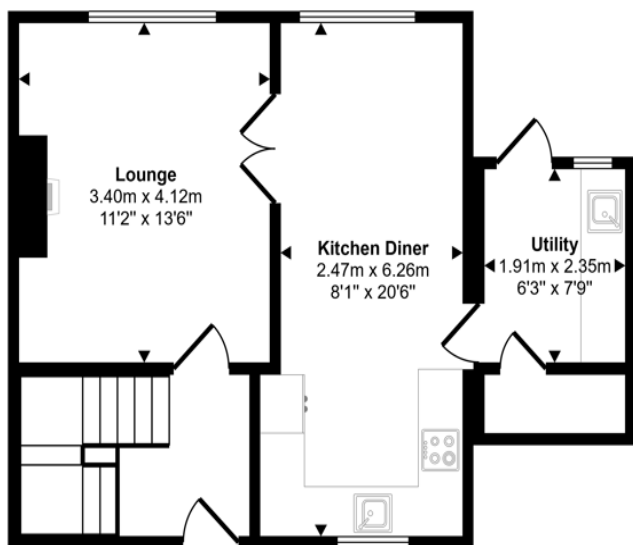
## Bathroom



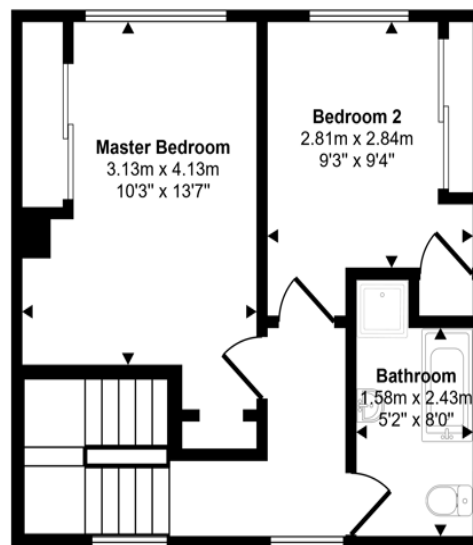
## Garden



Approx Gross Internal Area  
82 sq m / 888 sq ft



Ground Floor  
Approx 45 sq m / 484 sq ft



First Floor  
Approx 38 sq m / 404 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Solway Avenue, Marden Estate, North Shields, Tyne and Wear, NE30 3AY

Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

