



- 3 Bed Semi Detached House
- Multi-functional Kitchen/Dining/Family Room
- Front & Rear Gardens
- Great Family House

- Extended & Updated
- Refurbished En Suite & Family Bathroom
- Pleasant Cul-de-Sac close to Open Green

- Lounge with Fireplace
- Attached Garage
- Sought After Estate

An extended, updated and much improved 3 bedroomed semi detached house, in a pleasant cul-de-sac within the sought after Abbey Farm estate. The Entrance Hall, with cloaks rail, leads to the Lounge, the focal point of which is a living flame gas fire, set within a contemporary surround. An archway leads to the multi-functional open plan Kitchen/Dining/Family Room, 'L' shaped and superbly fitted with high gloss units with central island incorporating a breakfast table, sink unit, split level oven, combi oven/microwave, 5 ring gas hob, integral fridge, freezer, autowasher and drier with matching doors, Velux rooflight and 2 sets of French doors to the rear. Stairs lead to the First Floor Landing, with cupboard housing the combi boiler. Bedroom 1 is to the rear and is well fitted with wardrobes, drawer units, double headboard and overhead storage units and has an En Suite Shower/WC with low level wc, circular wash basin and shower cubicle with mains shower unit. Bedrooms 2 and 3 are to the front. The family Bathroom has also been refurbished with a wc with concealed cistern, wash basin with storage under, double ended bath with hand held shower. The Garage is attached with roller shutter door.

Externally, the Front Garden is lawned with laurel hedge and block paved driveway. The Rear Garden has a patio with lawn and shrubs to the borders.

Abbey Farm is conveniently situated on the Western periphery of Newcastle, with good access to the A69 and good road and public transport links into the city. There are a range of amenities at hand, including schools for all ages.

Entrance Hall 5'4 x 3'0 (1.63m x 0.91m)

Lounge 14'8 x 11'9 (4.47m x 3.58m)

Kitchen/Dining/Family Room 19'10 x 13'6 (max) (6.05m x 4.11m (max))

First Floor Landing

Bedroom 1 14'2 x 8'8 (4.32m x 2.64m)

En Suite Shower/WC 6'0 x 5'8 (1.83m x 1.73m)

Bedroom 2 11'0 x 9'8 (3.35m x 2.95m)

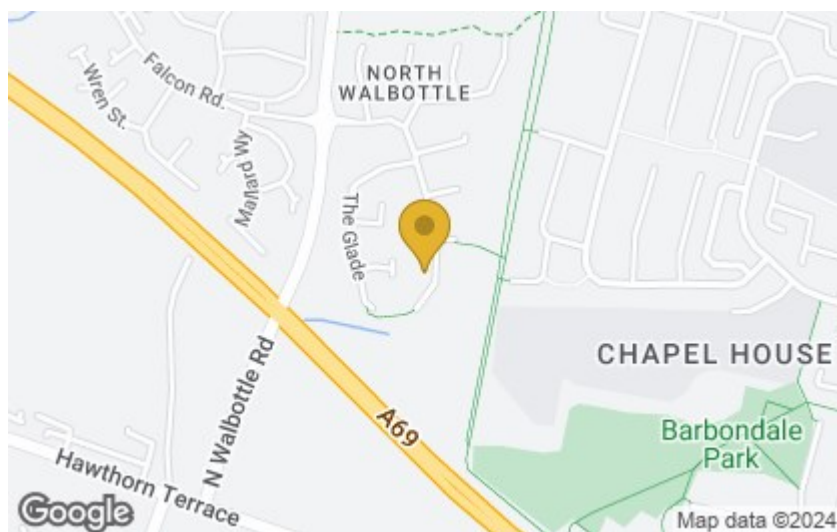
Bedroom 3 10'0 x 8'4 (3.05m x 2.54m)

Bathroom/WC 6'9 x 5'8 (2.06m x 1.73m)

Garage 16'0 x 8'4 (4.88m x 2.54m)

2023 WINNER **ESTAS** ★★★★★

Verified reviews from homemovers



Energy Performance: Current C Potential B

Council Tax Band: C

Distance from School:

Distance from Metro:

Distance from Village Centre:

All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.