



- 3 Bed Semi Detached House
- Cloakroom/WC
- En Suite Shower & Family Bathroom
- Ideal First Purchase for Couple or Family

- Built 2021 - circa 7 Yrs NHBC Remaining
- Lounge
- Detached Garage

- Sought After Development
- Kitchen/Dining Room with French Doors
- Front & Rear Gardens

A 3 bedroomed semi detached house, completed in 2021, within the highly sought after Abbey Heights development. With gas fired central heating, sealed unit double glazing and around 7 years of the NHBC guarantee remaining, this property is ideal for a wide range of buyer including first time buyers, couples and families. The Entrance Hall has a Cloakroom/WC with low level wc with concealed cistern and wall mounted wash basin. The Lounge has an understair storage cupboard and leads to the 'L' shaped Kitchen/Dining Room. The kitchen area is fitted with a range of wall and base units, sink unit, split level oven with 4 ring gas hob and extractor over, integral fridge, freezer, dishwasher and auto washer with matching doors and there are French doors opening to the rear garden. Stairs lead from a recess in the lounge to the First Floor Landing. Bedroom 1 is to the rear, with a built in storage cupboard and En Suite Bathroom/WC with wc with concealed cistern, pedestal wash basin and shower cubicle with mains shower unit. Bedrooms 2 and 3 are to the front. The Bathroom/WC has a low level wc, pedestal wash basin and panelled bath with half tiled surrounds. There is a Detached Garage with up and over door, electric light and power points.

Externally, the Front Garden is lawned with path to the front door and driveway to the garage. The West facing Rear Garden has a patio with lawn and fence surround.

Abbey Heights is pleasantly situated in North Walbottle, with excellent access to the A69. There are schools for all ages nearby and good road and public transport links into the city.

Entrance Hall 5'2 x 4'4 (1.57m x 1.32m)

Cloakroom/WC 5'8 x 3'4 (1.73m x 1.02m)

Lounge 12'0 x 16'9 (max) (3.66m x 5.11m (max))

Kitchen/Dining Room 15'8 x 11'3 (max) (4.78m x 3.43m (max))

First Floor Landing

Bedroom 1 10'10 x 10'6 (3.30m x 3.20m)

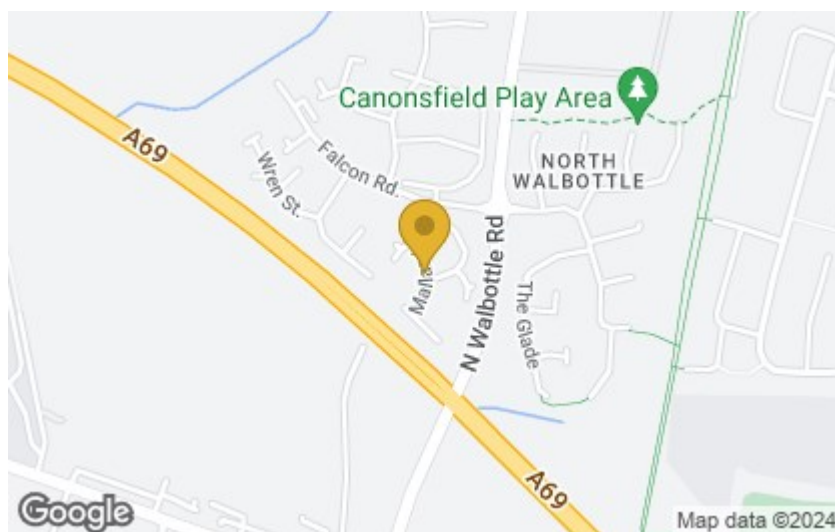
En Suite Shower/WC 8'3 x 4'8 (2.51m x 1.42m)

Bedroom 2 10'2 x 8'3 (3.10m x 2.51m)

Bedroom 3 7'2 x 6'6 (2.18m x 1.98m)

Bathroom/WC 8'3 x 6'6 (2.51m x 1.98m)

Garage



Energy Performance: Current B Potential A
 Council Tax Band: C
 Distance from School: Walbottle Primary School; 0.7 Miles
 Walbottle Campus: 1.2 Miles
 Distance from Newcastle Central Railway Station: 7.2 Miles
 Distance from Newcastle International Airport: 4.8 Miles
 Newcastle City Council 0191 2787878
 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.