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- 2 Double Bedroom Semi Detached House
- Landscaped Garden
- Immaculately Presented
- Council Tax Band B

- Popular Modern Development
- Driveway
- Cul-de-Sac Location

- Downstairs w/c
- Electric Car Charging
- EPC B

2 double bedroom semi detached house situated within a cul-de-sac on the popular residential location of Abbey Heights in North Walbottle. Benefitting from gas central heating and sealed unit double glazed windows. The property briefly comprises of an Entrance Hallway with laminate flooring, Lounge with French doors to the rear garden, laminate flooring and a storage cupboard. Kitchen with wall and base units rolltop work surfaces, sink and drainer unit, integrated electric oven and gas hob, extractor, laminate flooring, integrated fridge freezer and washer dryer, plumbed for dishwasher, spotlights to the ceiling, wall mounted combi boiler enclosed in the wall unit. Downstairs w/c, with low level w/c, pedestal hand wash basin and laminate flooring. First floor landing with loft hatch. Bedroom 1 has a storage cupboard, Bedroom 2 is also a double bedroom. The Bathroom has a panelled bath with a mains shower over and tiled splash back, low level w/c, pedestal hand wash basin, tiled flooring, extractor fan and spotlights to the ceiling.

Externally to the front there is driveway parking with an electric car charging point and a gravelled area, to the rear there is a lovely landscaped garden with lawn and raised borders.

Abbey Heights is conveniently situated on the Western periphery of Newcastle, with excellent access to the A69 and A1, as well as local amenities including schools for all ages, and road and public transport links into both surrounding countryside and the city.



**Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current B Potential A
Council Tax Band: B
Distance from Walbottle Primary School: 0.7 miles
Distance from Callerton Parkway Metro: 3.8 miles
Distance from Central Train Station: 7.0 miles

Please note all sizes and distances are approximate.

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