



3



2



1

- 3 Bedroom Detached House
- Corner Plot
- Open Plan Kitchen Diner
- EPC rating B | Council tax band D

- Popular Modern Development
- No Upper Chain Involved
- Double Width Driveway

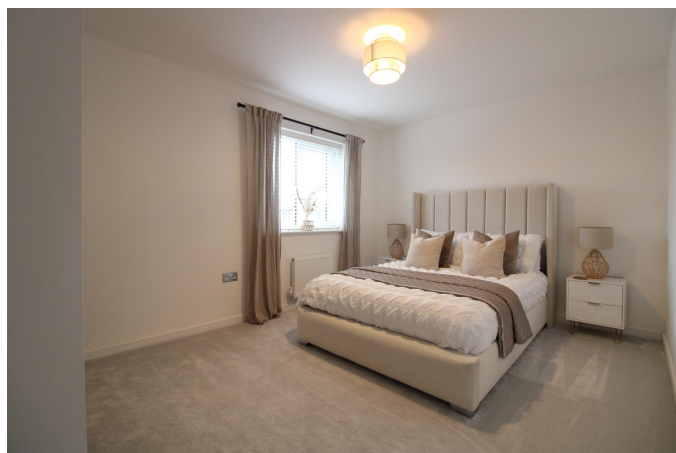
- Immaculately Presented Throughout
- Southerly Aspect to Rear Garden
- Garage

Absolutely stunning 3 bedroom detached house situated on a corner plot on the popular modern development of Abbey Heights. Offered for sale with no upper chain involved and benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with LVT tiled flooring, Lounge with an Evonic fireplace, Internal Hallway with a storage cupboard, door to the garage and stairs to the first floor, Downstairs w/c with a low level w/c, LVT flooring, pedestal hand wash basin, tiled splash back and an extractor fan. Open plan Kitchen Diner with French door the rear garden LVT flooring, wall and base units with Silestone worktop surfaces and breakfast bar, one and a half stainless steel sink and drainer unit, integrated high level oven and hob with and extractor hood over, integrated dishwasher, washing machine and fridge freezer, spotlights to the ceiling. First floor landing with a loft hatch. Bedroom 1 with sliding door wardrobes and an En-suite with a double shower cubicle with a mains shower, low level w/c, pedestal hand wash basin, tiled walls, heated towel rail. There are 2 further bedrooms. The Bathroom comprises of a panelled bath pedestal hand wash basin, low level w/c, heated towel rail, tiled splash back, spotlights to the ceiling and extractor fan.

Externally to the front there is a double width driveway and a lawned area. To the rear there is an enclosed private garden with lawn and patio area which enjoys a southerly aspect.

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.





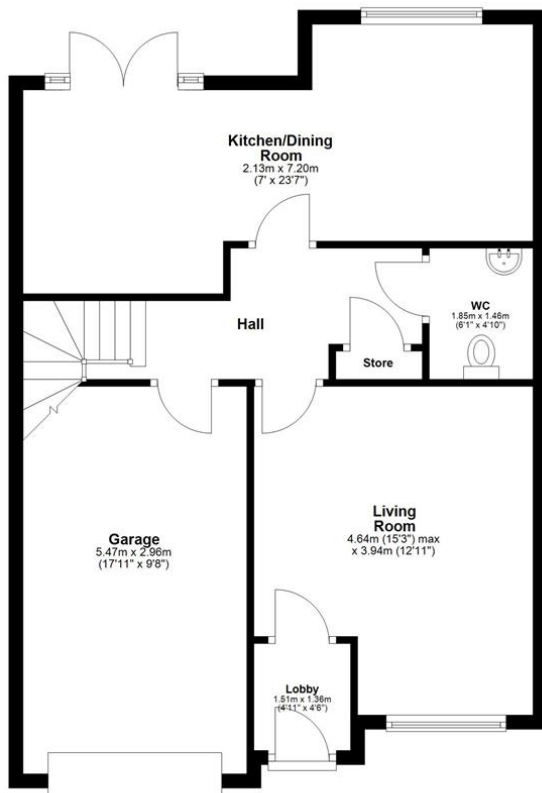
Energy Performance: Current B Potential A
Council Tax Band: D

2024
WINNERS

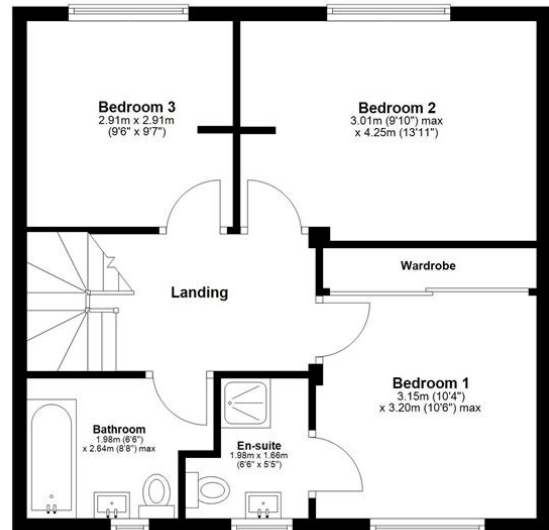
ESTAS

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Ground Floor



First Floor



Total area: approx. 121.0 sq. metres (1301.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.