


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Abbots Way, North Shields NE29 8LU

Abbots Way, North Shields NE29 8LU

Asking Price
£495,000

Signature North East welcomes you to Abbots Way, North Shields. This beautifully presented and spacious detached house, is set in an established neighbourhood near the coastal towns of Tynemouth and Whitley Bay. The property sits in large gardens, both front and rear, planted with trees and shrubs. Recently extensively improved and extended, this home offers comfort and convenience with scope for multi generational living. There are up to five bedrooms, including one on the ground floor. From the spacious hallway, there is access to the living room with a large bay window that floods the space with natural light. Moving through the double doors there is a stunning open plan dining/living/kitchen which serves as the hub of the home.

The kitchen space offers Silestone counter tops and sleek two-tone Burbidge units, and a generous peninsula creates a stylish divide between the cooking and dining areas. With two windows and outdoor access, the kitchen is bathed in natural light. The dining area leads to an elegant vaulted family room with south facing bi-fold doors, a further picture window and Velux skylights. This area is enhanced by a Scandinavian wood burning stove, engineered wood flooring, and is a bright and sunny space, ideal for entertaining and relaxation. From the kitchen, the utility room offers additional space for white goods, and storage, with access to a shower room which could be suitable for pet cleaning. Returning to the hallway, there is access to the downstairs fifth bedroom, or further sitting room, which has patio style doors leading to the rear garden, and an adjacent modern shower room with toilet and basin.

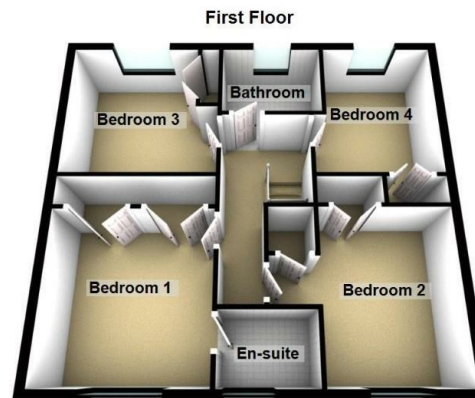
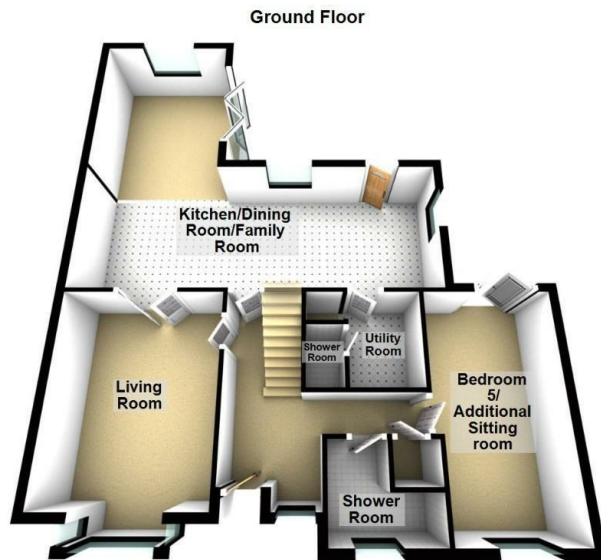
On the first floor, there are four well-appointed double bedrooms. The master bedroom includes fitted wardrobes and a recently refitted three-piece en-suite with a walk-in shower. The remaining bedrooms also feature fitted wardrobes, and the family bathroom, equipped with both a bathtub and a shower, serves these rooms.

The mature back garden offers privacy, with the bi-fold doors creating a seamless transition between indoor and outdoor living. A number of patio areas are surrounded by a lush lawn, perfect for outdoor relaxation. For parking, the driveway accommodates up to three cars, ensuring peace of mind. This stunning detached home is ideal for growing families, or those with multigenerational living needs, and will provide ample living space for a large family. The area provides a diverse range of amenities, including parks and green spaces that offer excellent recreational opportunities. Local schools are highly regarded, making it an ideal choice for families seeking quality education. Public transport is excellent, with several bus routes offering convenient commuting options, while well- developed road networks enhance mobility and community connectivity, significantly contributing to the quality of life for residents.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN




Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

- Living Room
16'8" x 11'5"
- Kitchen / Dining Room
27'5" x 10'2"
- Family Room
11'10" x 10'3"
- Utility Room
6'9" x 5'1"
- Shower Room
4'4" x 2'10"
- Study / Bedroom
16'4" x 8'11"
- Shower Room
6'8" x 6'3"
- Bedroom One
11'8" x 11'2"
- En Suite
6'5" x 4'9"
- Bedroom Two
12'5" x 11'9"
- Bedroom Three
11'2" x 10'5"
- Bedroom Four
10'5" x 9'1"
- Bathroom
7'4" x 5'5"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News