

FOR
SALE

114 ABBOTS WAY, NORTH SHIELDS NE29 8LY
£450,000



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED PROPERTY
- ONE OF THE LARGER PLOTS
- TWO STYLISH RECEPTION ROOMS
- BREAKFASTING KITCHEN
- UTILITY ROOM & CONSERVATORY
- FAMILY BATHROOM WC, ENSUITE & DOWNSTAIRS WC
- DOUBLE GARAGE
- FRONT GARDEN WITH DRIVEWAY
- WEST FACING REAR GARDEN
- EPC RATING C

[VIEW PROPERTY](#)

ENTRANCE HALLWAY

RECEPTION ROOM
161 x 10'11

RECEPTION ROOM
10'9 x 10'0

BREAKFASTING KITCHEN
10'9 x 10'4

UTILITY ROOM
10'4 x 5'2

DOWNSTAIRS WC

CONSERVATORY
12'1 x 10'7

LANDING

BEDROOM
12'1 x 11'5

ENSUITE

BEDROOM
11'1 x 10'5

BEDROOM
8'8 x 8'2

BEDROOM
9'0 x 8'7

BATHROOM WC

GARAGE
17'3 x 15'9

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this beautiful detached property which is perfectly located on a large plot in a sought after residential setting, with no upper chain and is ideal for a family.

With over 1400 square foot of accommodation, this four bedroom property is set over two floors.

The ground floor comprises of a welcoming entrance hallway with doors to a stylish lounge giving access to a further reception room leading to a light conservatory and rear garden. A beautiful, contemporary breakfasting kitchen with a range of units and contrasting worktops, single eye level oven, induction hob, chimney hood and integrated dishwasher. There is a utility room with further units, space for a washing machine and tumble dryer and door leading to the garage. Also to the ground floor there is a WC with pedestal washbasin and low level WC.

To the first floor there are four bedrooms, one with a beautiful ensuite with walk in shower, vanity washbasin and low level WC and a modern family bathroom with panelled bath, vanity washbasin and low level WC.

Externally there is a substantial front garden with driveway parking for multiple cars, attached double garage and a private west facing rear garden.

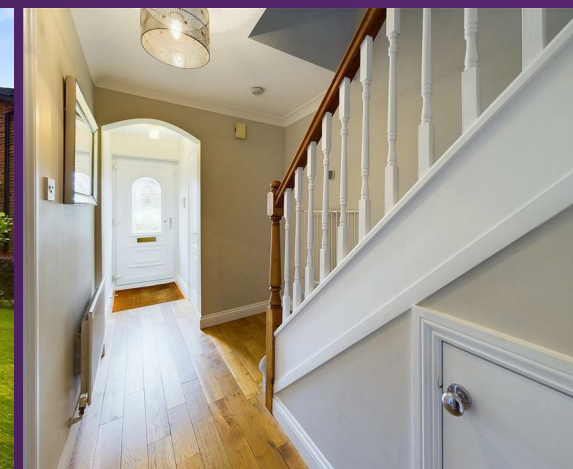
The fabulous location, perfect family feel and generous size of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

North Shields is a vibrant fishing town which embraces its heritage as proudly as it welcomes modernization.

North Shields enjoys beaches and parks, Quays and shopping, history and modern facilities. The public transport is excellent and includes the metro system, the local schools are highly sought after and the diverse scenery makes it attractive to retired couples, young couples, first time buyers and families.

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Floor 0



Floor 1

Approximate total area^m
1485.3 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

[VIEW PROPERTY](#)

THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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