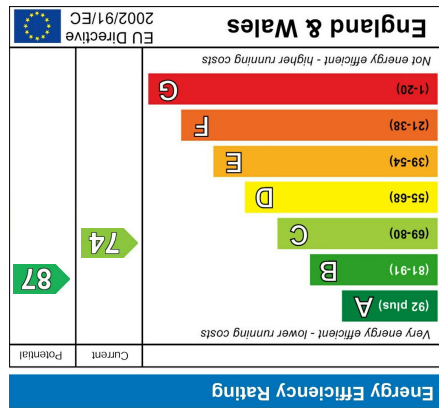


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## The difference between house and home

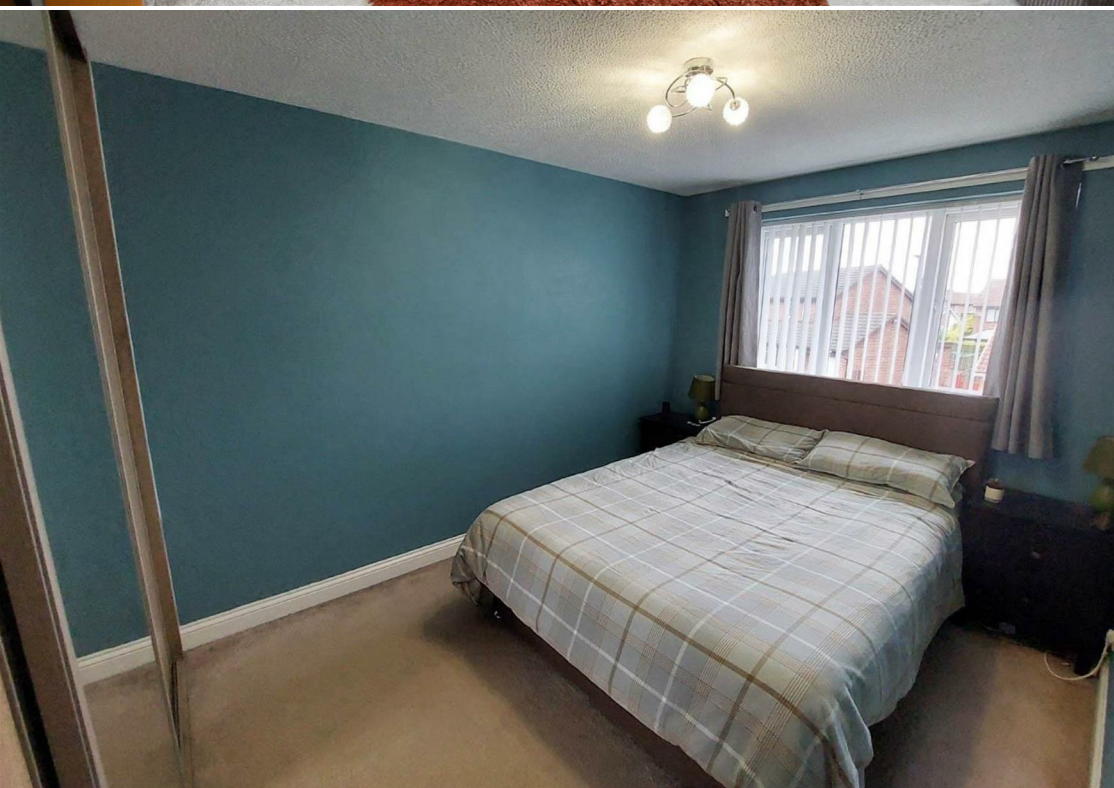


- Lounge 13'11" x 12'5" (4.25 x 3.80)
- Dining Room 9'5" x 7'3" (2.88 x 2.21)
- Kitchen 8'1" x 9'9" (2.48 x 2.99)
- Sun Room 12'11" x 11'11" (3.96 x 3.64)
- Bedroom One 9'3" x 13'0" (2.84 x 3.97)
- Bedroom Two 9'3" x 13'0" (2.84 x 3.97)
- Bedroom Three 7'11" x 6'7" (2.42 x 2.02)





- Popular Location
- Three Bedrooms
- Three Reception Rooms
- Driveway and Garage
- Close To Amenities
- Front and Rear Gardens
- Freehold
- Viewing Recommended
- Call For More Information
- Council Tax Band \*C\*



This charming, three-bedroom, semi-detached family home is positioned on the popular Abbots Way, in North Shields.

Internally the property briefly comprises to the ground floor: - entrance porch, hallway with storage, spacious lounge with feature fire, dining room with access to the sun room which features a lantern roof and rear garden access, and kitchen with fitted units, integrated oven and hob, and access to the rear garden. To the first floor there are three good-sized bedrooms and a family bathroom/w.c with shower over the bath and vanity unit with storage. The property further benefits from gas central heating and double glazing.

Externally there is a paved driveway to the front leading to the attached garage and there is also a nicely sized garden to the rear with a decked area and lawn.

The location of this property is without doubt extremely central, and you are within proximity to many Tyneside attractions. You have easy access to transport links including the A19 and Coast Road. Local amenities including Boundary Mills, The Silverlink Shopping Park and the Royal Quays shopping outlet are only a short drive away and the beach is also within easy reach. For the growing family, the property is in a good location for access to well-regarded schools.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*C\*.

