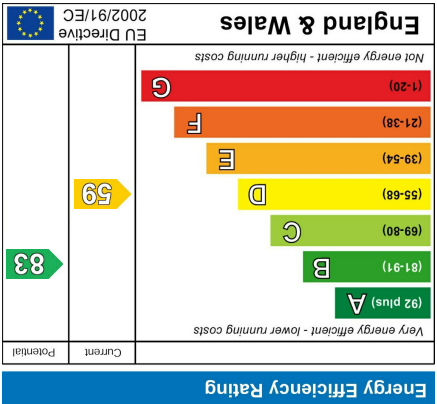


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The difference between house and home



DISCLAIMER

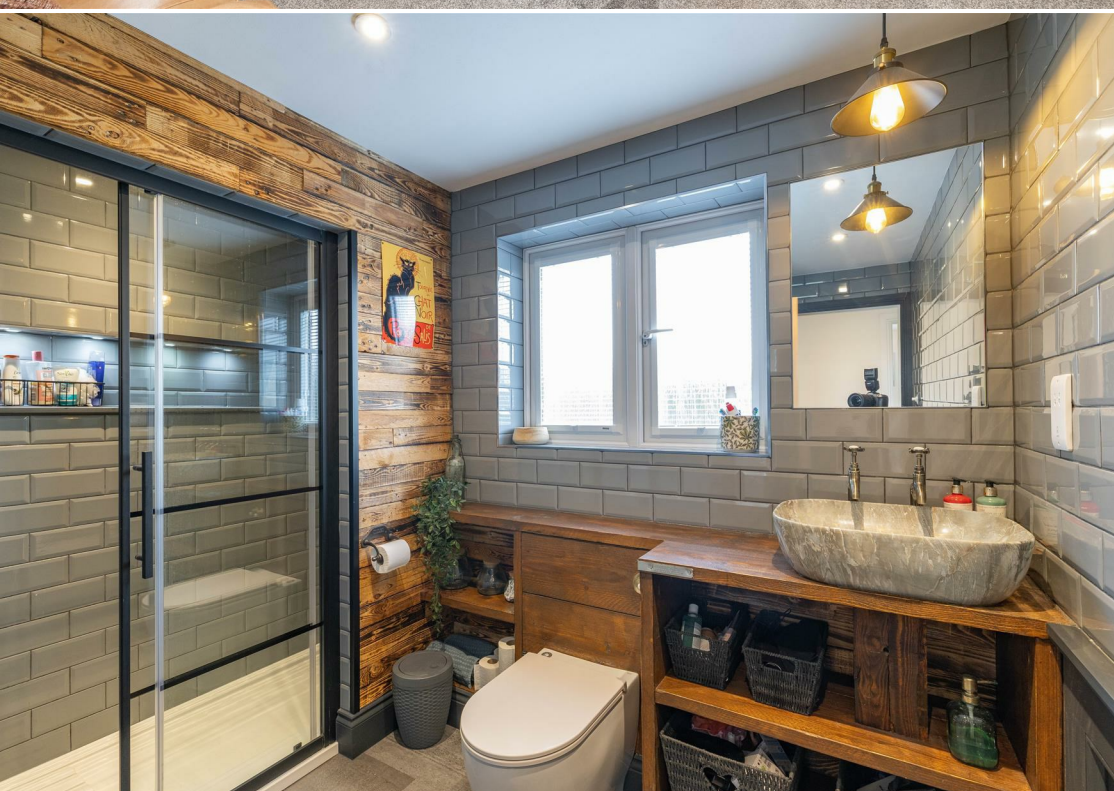
- Lounge 11'11" x 15'7" (3.65 x 4.77)
- Kitchen 27'10" x 11'4" (8.50 x 3.46)
- Dining Area 16'9" x 11'6" (5.11 x 3.52)
- Sitting Room 8'11" x 13'2" (2.74 x 4.03)
- Study 8'6" x 7'1" (2.60 x 2.17)
- Bedroom One 11'5" x 14'0" (3.49 x 4.29)
- Bedroom Two 11'5" x 8'11" (3.49 x 2.73)
- Bedroom Three 10'0" x 8'9" (3.07 x 2.68)
- Bedroom Four 8'9" x 8'7" (2.68 x 2.63)







- Superbly Presented
- Four Bedrooms
- Two Bathrooms
- Sought After Location
- Viewing Recommended
- Detached Family Home
- Two Reception Rooms
- Ground Floor WC
- Council Tax Band \*E\*
- Call For More Information



**\*\* Video Tour on our YouTube Channel | <https://youtu.be/Ji1hqNMkwjM> \*\***

This exceptional, four-bedroom detached family home offers a perfect blend of comfort, style, and practicality. The property has been thoughtfully extended to the rear, enhancing space to offer a greater sense of openness and versatility.

The double fronted accommodation consists of an entrance hallway with a separate WC, study, sitting room with a bay window overlooking the front garden and a lounge with French doors to the rear. The fantastic, extended open plan newly fitted kitchen/dining/family room featuring sandstone flooring, built-in appliances, centre island, under floor heating and bi-folding doors opening to the rear garden. There is also a separate utility room with access to the double garage. On the first floor you are presented with four bedrooms, the main with an en-suite boasting under floor heating, built in TV/mirror and Wi-Fi operated shower and bath. There is also an opulent family bathroom WC with contemporary features.

Externally the property enjoys a secluded landscaped rear garden with a lawn and patio area. There is also an enclosed side yard and a garden to the front along with driveway for multiple cars leading to the double garage.

Abbots Way is one of the most sought-after addresses in North Shields, offering a peaceful environment that attracts families seeking a quiet yet connected place to call home. Nestled in a well-established residential area renowned for its charm, character, and strong sense of community. Just a short distance from some of the North East's most stunning beaches. Tynemouth boasts a picturesque coastline, Tynemouth Priory, and a wide range of amenities including restaurants, cafes, and independent shops, which are only a short drive away. It's a perfect spot for weekend outings or evening strolls by the sea.

For more information or to book a viewing on this stunning family home, please call our Tynemouth branch on 0191 257 2000.

