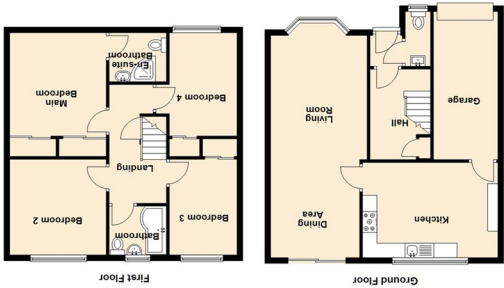
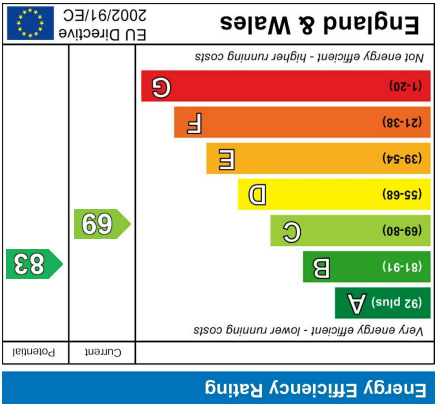


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The difference between house and home



- Living Room 14'2" x 10'11" (4.32 x 3.35)
- Dining Area 10'10" x 10'1" (3.31 x 3.09)
- Kitchen 10'0" x 15'5" (3.06 x 4.70)
- Main Bedroom 11'9" x 10'7" (3.59 x 3.25)
- Bedroom Two 10'11" x 10'11" (3.33 x 3.35)
- Bedroom Three 11'1" x 7'8" (3.38 x 2.35)
- Bedroom Four 11'9" x 7'8" (3.59 x 2.35)





- **Modern Detached House**
- **Two Bathrooms**
- **Excellent Location**
- **Perfect Family Home**
- **Freehold**
- **Four Bedrooms**
- **Garage & Driveway**
- **Open Plan Living**
- **Council Tax Band: D**
- **Call For More Information**



This four-bedroom detached property is situated within the sought after Abbots Way development, in North Shields and would make an ideal purchase for the growing family.

Upon entering the home, you are welcomed by a bright and inviting hallway which leads into a generous lounge and dining area. This open-plan space is flooded with natural light thanks to large sliding doors that open directly onto the rear garden, creating an ideal setting for both everyday living and entertaining. The stylish kitchen is fitted with a range of contemporary shaker-style units and benefits from a second access point to the rear, providing further convenience.

Upstairs, the property offers four well-proportioned bedrooms, with the main bedroom featuring its own private en suite shower room. A modern family bathroom WC completes the first floor, fitted with a p-shaped bath and overhead shower. Further benefits include gas central heating and double glazing.

Externally, the property features a neatly maintained front garden alongside a paved driveway, providing convenient off-street parking. To the rear, you will find a beautiful garden, complete with a paved patio area and lawn and attractive planted borders.

The property is in a central location, and a fabulous variety of local amenities are within easy reach including cafes, bars, and restaurants. You are within easy striking distance of a number of shopping outlets and are also close to main travel links such as the A1058 and A19. There are schools which are accessible for primary and secondary needs in the area also.

We anticipate a high level of interest in this delightful home. Please call our Tynemouth branch on 0191 257 2000 for more information and to book a viewing.

Tenure

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

Council Tax Band: D