



Abbots Way, North Shields



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1535.32 ft²
142.64 m²

(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.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	73	
(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	



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £425,000

Description

EXTENDED FOUR BEDROOM DETACHED PROPERTY OCCUPYING A SUBSTANTIAL PLOT, SITUATED WITHIN THIS SOUGHT AFTER DEVELOPMENT IN NORTH SHIELDS

Brannen and Partners welcome to the market this attractive four bedroom detached property, positioned upon a quiet cul-de-sac within this popular development of Abbots Way. Benefitting from a substantial plot, this property houses good sized accommodation, generous driveway parking and a secluded West facing rear garden.

Briefly comprising: Welcoming entrance hallway houses downstairs WC and stairs to the first floor, whilst providing access to both the lounge/diner and separate kitchen. To the left, the spacious lounge/diner spans the length of the property and accommodates ample room for furniture. Naturally light thanks to the dual aspect, the bay window overlooks the front of the home whilst double French doors open up into the Orangery to the rear. Complete with window surround, pitched roof and double French door access to the garden, the Orangery offers a further reception space to be used all year round.

Back through the home itself, the breakfasting kitchen provides a good range of fitted wall and base units with granite worktops, integrated appliances include a dishwasher, extractor hood, oven, hob, washing machine and space for an American style fridge/freezer. There is also space for a breakfast table, as well as access to the double garage and rear garden.

To the first floor are four good size bedrooms, all of which benefit from fitted storage, whilst the master bedroom houses an en suite shower room with walk in cubicle, W.C, heated towel rail and hand basin. The family bathroom is fully tiled comprising a bath with shower overhead, pedestal hand basin and W.C.

Externally to the rear is a secluded and considerable West facing garden laid mainly to lawn, alongside a patio area and side access to the front. To the front is a large driveway for multiple cars and a double garage.

Ideally located within this sought after residential area which has great road, rail links and bus routes to Newcastle city centre and surrounding towns. North Shields has a good array of local amenities and local shops, a pleasant walk or a short car ride can take you to the regenerated Fish Quay and Tynemouth village both offering a great selection of restaurants and cafes.

Hallway
9'8" x 6'2"

WC
5'9" x 2'7"

Lounge Diner
25'7" x 10'5"

Orangery
12'2" x 9'5"

Kitchen
8'2" x 16'2"

Landing
8'0" x 9'0"

Bedroom One
12'5" x 11'4"

En Suite Shower Room
6'8" x 5'11"

Bedroom Two
8'6" x 10'7"

Bedroom Three
8'6" x 9'1"

Bedroom Four
6'7" x 9'0"

Bathroom
5'6" x 6'8"

Garage
17'10" x 17'8"

Rear Garden

Tenure
Freehold

