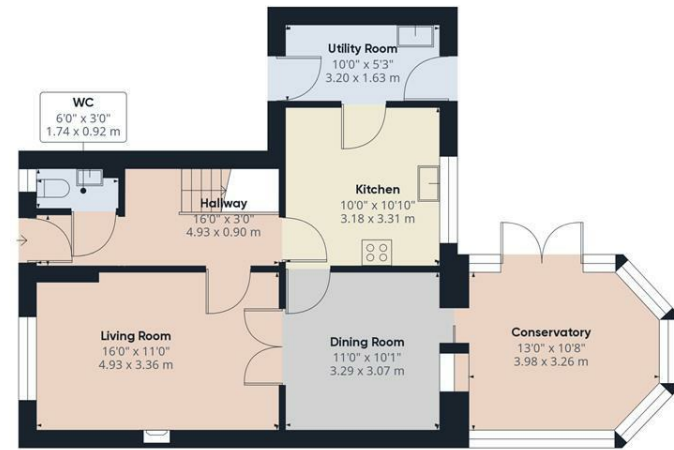
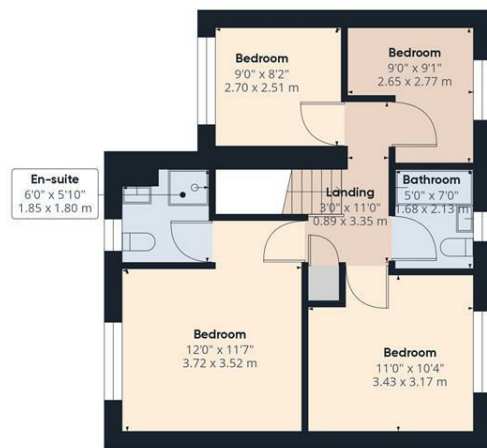




Abbots Way, North Shields



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1236.02 ft²
114.83 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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	70	
(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.

Guide Price £440,000

Description

IMMACULATELY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME SITUATED WITHIN THE POPULAR DEVELOPMENT OF ABBOTS WAY IN NORTH SHIELDS - NO UPPER CHAIN

Brannen & Partners are delighted to bring to the market this refurbished four bedroom property. Boasting two reception rooms, newly fitted kitchen, bathrooms and freshly painted throughout. This property occupies a good sized plot with an attractive South West facing rear garden, driveway parking and a double garage.

Briefly comprising: Entrance hallway with stairs leading to the first floor. The living room overlooks the front of the property and features a fireplace with an electric fire, double doors lead to the dining room where there are sliding patio doors giving access to the conservatory which offers views over the private garden. The newly fitted kitchen has a modern range of wall and base units which includes integrated appliances such as an induction hob, extractor fan, oven and dishwasher. A handy utility room provides additional storage, plumbing for a washing machine and a sink. There is access out to the rear garden as well the double garage. A separate W.C. and hand basin is accessed from the hallway.

To the first floor are four bedrooms and family bathroom. The main double bedroom benefits from a newly installed en-suite shower room. The bathroom comprises a bath, hand basin housed within a vanity unit, W.C. and heated towel rail.

Externally to the rear is a generous sized South West facing private garden which is laid mainly to lawn. The L-shaped garden is well maintained

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.

Entrance Hallway

Living Room
16'2" x 11'0"

Dining Room
10'9" x 10'0"

Conservatory
13'0" x 10'8"

Kitchen
10'10" x 10'5"

Utility Room
10'5" x 5'4"

W.C.

Bedroom
12'2" x 11'6"

En-suite
6'0" x 5'10"

Bedroom
11'3" x 10'4"

Bedroom
8'10" x 8'2"

Bedroom
9'1" x 8'8"

Bathroom
6'11" x 5'6"

Garage
17'3" x 16'2"

Externally

Tenure
Freehold

