

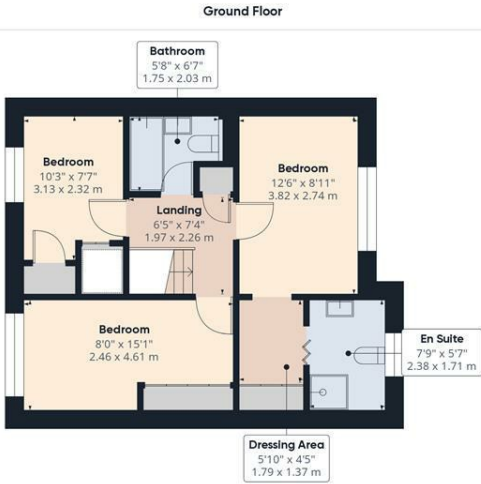


Abbots Way, North Shields



Approximate total area<sup>(1)</sup>  
1066.16 ft<sup>2</sup>  
99.05 m<sup>2</sup>

Reduced headroom  
8.6 ft<sup>2</sup>  
0.8 m<sup>2</sup>



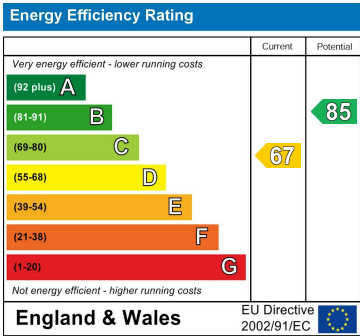
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**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.

Offers Over £299,950



Description

IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS POPULAR RESIDENTIAL ESTATE, ABBOTS WAY.

Brannen & Partners welcome to the market this immaculately presented three bedroom property, located within a a popular residential estate in North Shields. Fully refurbished by the current owners, the property offers good sized bedrooms, contemporary breakfasting kitchen, two warm and inviting reception spaces, modern bathroom and en suite. Externally the home benefits from an integral garage with driveway parking for two cars, and an uninterrupted rear garden.

Briefly comprising: Light and practical entrance vestibule leads into the airy living space. Moving into the lounge, the warm and inviting space is flooded with natural light complete with stylish decor, stairs to the first floor and door connecting to the kitchen.

Beyond the living space the contemporary breakfasting kitchen presents stone hued matte cabinetry framed with black granite style worktops. The kitchen itself houses an integral eye level oven and grill, five ring gas hob, extractor hood and dishwasher, with designated space for further appliances. The generous size enables space for a breakfast table, whilst a door leads to the dining room.

To the rear of the home is a secondary reception space. Currently utilised as a dining room the space is beautifully light due to the dual aspect with French doors allowing direct access to the rear garden whilst another door leads into the garage.

To the first floor there are three good sized bedrooms, all of which are doubles and house fitted storage. The primary bedroom presents a unique benefit of an incorporated dressing area which leads to the en suite shower room via a bifolding door. Featuring a rainfall shower, WC, bowl style wash basin and heated towel rail, the en suite has been thoughtfully designed. Completing the first floor, the sleek and modern family bathroom features an integral bath, WC, heated towel rail and wall mounted wash basin.

Externally there is a good sized garden to the rear. Uninterrupted due to its position, the garden offers a low maintenance space to enjoy, with an initial decking area currently housing a hot tub, lawn and mature shrub borders, secured with a fenced boundary. To the front, the paved driveway can accommodate two cars and provides access to the garage, sitting aside a small gravelled area for pots.

North Shields is a sought after area providing great road, rail links and bus routes to Newcastle City centre and surrounding towns. With a good array of amenities, schools and local shops, a short car journey will ensure you make the most of the regenerated Fish Quay and Tynemouth Village, both offering a great selection of restaurants and cafes.

Entry  
3'11" x 3'4"

Living Room  
12'6" x 15'2"

Kitchen  
12'6" x 8'11"

Dining Room  
9'8" x 15'3"

Landing  
6'5" x 7'4"

Bedroom One  
12'6" x 8'11"

En Suite  
7'9" x 5'7"

Bedroom Two  
8'0" x 15'1"

Bedroom Three  
10'3" x 7'7"

Bathroom  
5'8" x 6'7"

Garage  
8'0" x 17'3"

Rear Garden

Tenure  
Freehold

