



## Abbots Way

Preston Farm, North Shields

Rarely does such a substantial detached property grace our open market on this sought after residential estate! Within the catchment area for popular local schools, close to North Tyneside General Hospital, bus routes and amenities. Boasting double story extensions and offering fabulous, versatile accommodation throughout. Entrance lobby, hallway, downstairs cloaks/w.c., large family room with potential for ground floor bedrooms, family lounge with feature fireplace large, open plan dining room and breakfasting kitchen with French doors out to the rear garden, separate utility area. Impressive landing, six bedrooms, gorgeous family bathroom with separate shower cubicle, two en-suite shower rooms, one being "Jack and Jill". Enclosed rear garden with patio, decking and lawned area, gated access to the large front driveway and double garage.

**£450,000**

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# Abbots Way, Preston Farm North Shields

Double Glazed Entrance Door to:

**ENTRANCE LOBBY:** wood flooring, half glazed oak door through to:

**ENTRANCE HALLWAY:** Impressive, spacious hallway with oak, half glazed door, wood floor, three pillar radiator, oak staircase to the first floor, door to garage, oak door to:

**DONWSTAIRS CLOAKS/W.C:** stylish cloaks with hand washbasin, chrome hot and cold mixer taps, low level w.c. with push button cistern, extractor, half tiled walls, wood flooring, cornice to ceiling, chrome ladder radiator

**LOUNGE:** (front): 19'5 x 11'5, (5.92m x 3.48m), fabulous sized lounge with measurements into feature double glazed bay window, wood flooring, attractive feature fireplace, gas, coal effect fire, cornice to ceiling, vertical radiator, door through to:

**FAMILY ROOM/GROUND FLOOR BEDROOM:** (front): 18'7 x 9'0, (5.66m x 2.74m), spotlights to ceiling, radiator, double glazed window, double glazed door to the rear patio/garden area

**DINING ROOM:** (rear): 18'3 x 13'0, (5.56m x 3.96m), maximum measurements, superb sized dining area/sitting area which flows beautifully into the large, light and airy family kitchen area, wood flooring, double glazed French doors opening out to the garden area, three pillar radiator, spotlights to ceiling, cornice to ceiling, through to:

**KITCHEN:** (rear): 17'1 x 13'2, (5.21m x 4.01m), fitted with an extensive range of base, wall and drawer units, co-ordinating worktops, Rangemaster cooker, cooker hood, space for fridge freezer, coving to ceiling, double glazed window, single drainer sink unit with hot and cold mixer taps, wood flooring, spotlights to ceiling, door to:

**UTILITY ROOM:** (side): 7'8 x 5'0, (2.33m x 1.52m), single drainer sink unit with mixer taps, plumbed for automatic washing machine, tile effect flooring, door to side garden area

**FIRST FLOOR LANDING AREA:** Lovely landing area, two separate loft access', we have been advised that one has pull down ladders and is mostly boarded, cornice to ceiling, door to:

**BEDROOM ONE:** (rear): 13'1 x 12'1, (3.99m x 3.68m), excluding depth of fitted wardrobes, radiator, double glazed window, door to:

**JACK AND JILL EN-SUITE:** 8'0 x 7'9, (2.44m x 2.36m), contemporary e-suite with some finishing required, shower cubicle, chrome shower, half pedestal washbasin with mixer taps, space/plumbing for w.c., chrome radiator, fully tiled walls and floor, door to:

**BEDROOM TWO:** (dual aspect): 17'8 x 9'0 (5.38m x 2.74m), two double glazed windows, spotlights to ceiling, radiator



BEDROOM THREE: 11'4 x 8'9, (3.45m x 2.67m), double glazed window, radiator, walk in wardrobe, door to:

EN-SUITE: Stylish shower cubicle with electric shower, half pedestal washbasin, low level w.c. with push button cistern, fully tiled walls and floor, chrome radiator, spotlights to ceiling, double glazed window

BEDROOM FOUR: (rear): 12'4 x 11'3, (3.76m x 3.43m): three pillar radiator, double glazed window

BEDROOM FIVE: (front): 11'4 x 8'7, (3.53m x 2.62m), double glazed window, walk in wardrobe, three pillar radiator

BEDROOM SIX: (front): 11'7 x 9'4, (3.53m x 2.84m), radiator, double glazed window

BATHROOM: (rear): 12'1 x 7'8, (3.68m x 2.33m), fabulous sized bathroom, re-fitted with a large bath, tiled panel, separate shower cubicle with chrome shower, half pedestal washbasin with mixer taps, low level w.c. with push button cistern, fully tiled walls, double glazed window, chrome radiator, spotlights to ceiling

GARDEN: Generous enclosed rear garden with patio, lawn, decked patio, hot tub, (not tested), gated access to the side path opening to the large front driveway

GARAGE: 16'5 x 16'9, (5.0m x 5.11m), double garage with light, electrics and storage, combination boiler, base and wall units

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### BUILDING WORKS

Outstanding building works at the property: Awaiting Final Building Completion Certificate

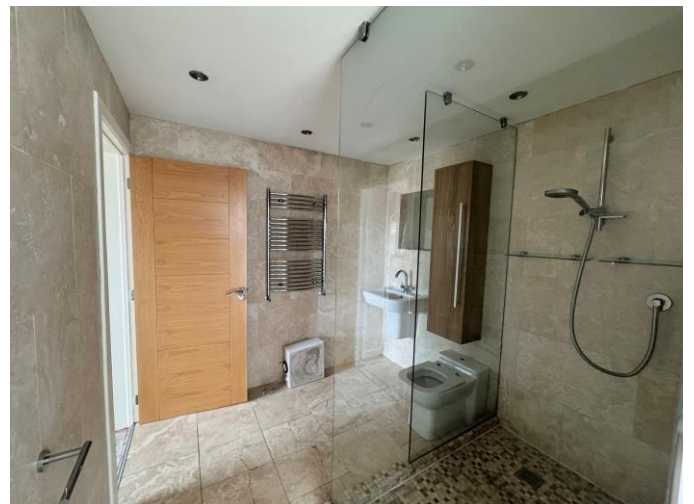
#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: TBC

WB1725.AI.AI.3/5/24.V.1





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