

3



2



1

- 3 Bedroom Semi Detached House
- No Upper Chain Involved
- Gas Central Heating
- Council Tax C | EPC C

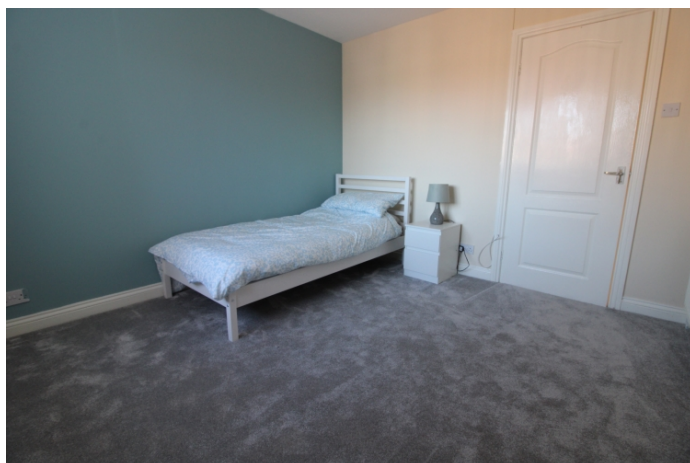
- Two Reception Rooms
- Popular Cul-de-Sac Location
- Driveway and Garage

- Modern Kitchen & Bathroom
- En-Suite to Bedroom 1
- Sealed Unit Double Glazed Windows

3 bedroom semi detached house with no upper chain involved, situated with in a cul-de-sac, benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with laminate flooring, Lounge which also has laminate flooring and a feature fireplace, Dining Room with patio doors to the rear, laminate flooring and stairs to the first floor. Kitchen with wall and base units, work top surfaces, sunken stainless steel sink, laminate flooring, door to rear garden, integrated appliances to include an electric oven and hob, extractor fan, dishwasher, washing machine and a fridge freezer. First floor landing with a loft hatch and a storage cupboard housing the Combi boiler. Bathroom with a panelled bath with a mains shower over and a shower screen, vanity unit with a wash hand basin, low level w/c, heated towel rail, panelled walls and laminate flooring. Bedroom 1 has fitted wardrobes and is to the rear aspect, En-Suite which has a shower cubicle with an mains shower, panelled splash back, low level w/c, vanity unit with a wash hand basin, heated towel rail, laminate flooring, spotlights to the ceiling and an extractor fan. Bedrooms 2 and 3 are to the front aspect.

Externally to the front there is a lawn, gate to the side and a paved driveway leading to a garage via an electric roller door. To the rear there is a mainly lawned garden and a paved patio area.

Abbey Farm is well placed for access to schools and transport links, with good access to the A69 and A1.





Energy Performance: Current C Potential C

Council Tax Band: C

Distance to Knop Law Primary: 0.3 miles

Distance to Newcastle Airport: 4.8 miles

Distance to City Centre: 7.2 miles

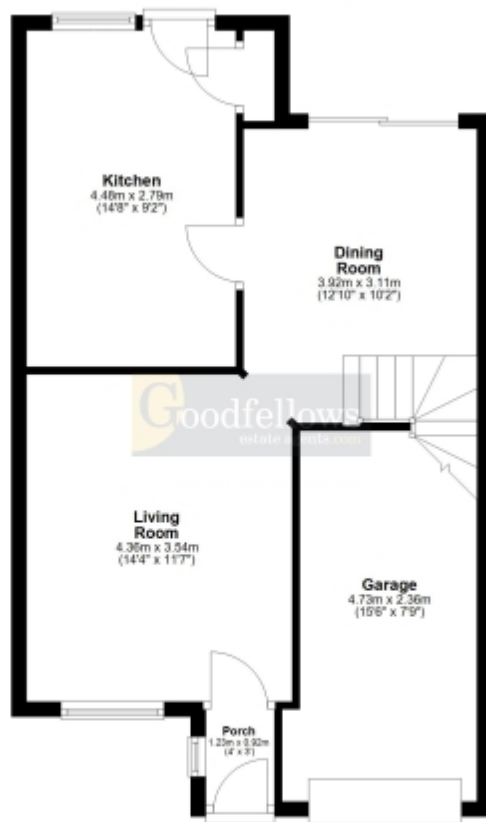
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Verified reviews from our clients

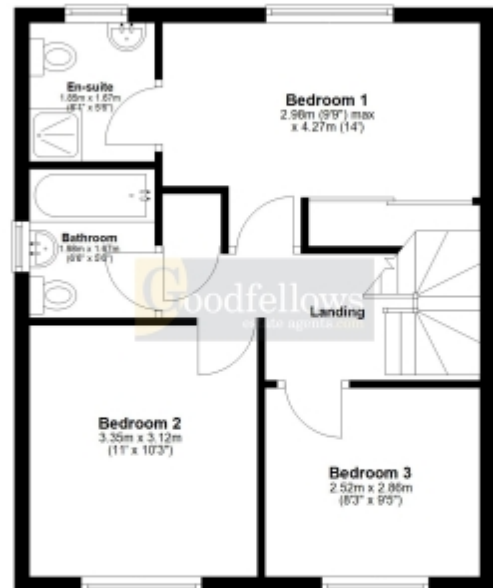
Ground Floor

Approx. 54.9 sq. metres (591.1 sq. feet)



First Floor

Approx. 44.7 sq. metres (480.9 sq. feet)



Total area: approx. 99.6 sq. metres (1072.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.