



Eagle Way | Abbey Heights | NE15 9FF

£450,000

Situated on Eagle Way in the popular Abbey Heights estate is this impressive detached family home offers spacious and stylish accommodation, finished to an exceptional standard throughout and well maintained by the current owners, the property is ready to move straight into and is ideally suited to modern family living.

Internally, the home offers bright and well-proportioned accommodation with quality fixtures and fittings throughout. The heart of the property is the superb open-plan kitchen, dining and reception area, thoughtfully designed to create a welcoming and versatile living space. Fitted with a stylish range of contemporary units and integrated appliances, there is ample space for both dining and everyday family life. French doors open onto the rear garden, allowing natural light to flood the room while creating a seamless connection between indoor and outdoor living.

The first floor accommodation is equally impressive, comprising four generously proportioned double bedrooms, three of which benefit from fitted wardrobes providing excellent storage solutions. Two of the bedrooms feature modern en-suite shower rooms, while a stylish contemporary family bathroom serves the remaining accommodation, offering comfortable and versatile living space for the whole family. Externally, the beautifully landscaped rear garden is a particular highlight. Enjoying a pleasant sunny aspect, it has been designed to provide the perfect setting for both relaxation and entertaining. The garden features a paved seating area, well-maintained lawn, attractive planted borders stocked with a variety of flowers and established shrubs, together with a charming summer house and useful storage facilities.

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Impressive Detached House

Cloakroom/W.C

Four Bedrooms

Lounge

Ensuites to Two Bedrooms

Family Bathroom/W.C

Open Plan Kitchen/Diner & Reception

Single Garage

For any more information regarding the property please contact us today



Entrance Hall

Stairs up to the first floor and a central heating radiator.

Lounge 14' 10" x 11' 4" (4.52m x 3.45m)

Double glazed window to the front and a central heating radiator.

Cloakroom/W.C

Fitted with a low level W.C with concealed cistern, part tiled walls, pedestal wash hand basin, central heating radiator and tiled flooring.

Open-Plan Kitchen, Dining and Reception Area

28' 8" x 10' 7" (8.73m x 3.22m)

Fitted with a comprehensive range of wall and base units, incorporating a stainless steel sink with mixer tap and drainer set into granite work surfaces with matching upstands. Integrated appliances include a hob with stainless steel splashback and extractor hood above, eye-level oven and grill, fridge/freezer, and dishwasher. Additional features comprise recessed downlighting, two double glazed rear-facing windows, a central heating radiator, and double glazed French doors providing access to the rear garden.

Utility Room 4' 11" x 4' 10" (1.50m x 1.47m)

Fitted with a comprehensive range of base units, incorporating a stainless steel sink with mixer tap and drainer set into granite work surfaces with matching upstands.

Landing

Central heating radiator and loft access.

Bedroom One 15' 4" Plus wardrobes x 11' 4" Plus recess (4.67m x 3.45m)

Double glazed window to the front, central heating radiator and fitted wardrobes.

Ensuite 7' 4" Max x 6' 5" Max (2.23m x 1.95m)

Fitted with a low-level W.C. with concealed cistern, wall-mounted wash hand basin, and a walk-in double shower enclosure. Further features include a central heating radiator, recessed downlighting, and an extractor fan.

Bedroom Two 14' 10" Plus recess x 10' 3" (4.52m x 3.12m)

Double glazed window to the front, central heating radiator and fitted wardrobes.

Ensuite 6' 4" Max x 5' 0" Max (1.93m x 1.52m)

Fitted with a low level W.C with concealed cistern, wall mounted wash hand basin, walk in double shower cubicle, central heating radiator, recessed downlights and extractor fan.

Bedroom Three 10' 10" Max x 10' 10" Plus wardrobes (3.30m x 3.30m)

Double glazed window to the rear, central heating radiator and fitted wardrobes.

Bedroom Four 10' 2" Max x 10' 0" Max (3.10m x 3.05m)

Double glazed window to the rear and a central heating radiator.

Bathroom/W.C

Fitted with a modern three-piece suite comprising a low-level W.C. with concealed cistern, wall-mounted wash hand basin. Additional features include a central heating radiator, recessed downlighting, and an extractor fan

Externally

Front Garden

Lawn garden with a double driveway providing off-street parking and leading to the single garage. A side access gate offers convenient access to the rear garden.

Rear Garden

The enclosed rear garden is well maintained and features a combination of lawn, gravelled and paved seating areas, complemented by a variety of planted shrubs. The garden also benefits from a summer house, providing additional outdoor leisure space.

Garage 20' 0" x 9' 10" (6.09m x 2.99m)

Up and over door, power and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Main

Sewerage: Mains

Heating: Mains gas

Broadband- Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The Northeast region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

Managed 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.

There is an annual management charge of £120.00 per annum.

The property is also subject to NHBC Warranty (National House Building) which has 7 years remaining from 2026.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: E

EPC RATING: B

WD8742/17.07.2026/BW/EM/V.3



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



T: 0191 2671031
Branch: westdenton@rmsestateagents.co.uk

RMS | Rook Matthews Sayer