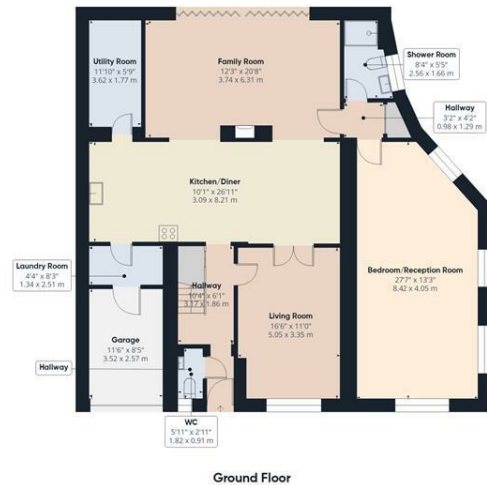




# Abbots Way, North Shields



Approximate total area<sup>(1)</sup>  
1930 ft<sup>2</sup>  
179.3 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	79
(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.

Offers Over £495,000

## Description

BEAUTIFULLY APPOINTED FIVE BEDROOM DETACHED FAMILY HOME OCCUPYING A CORNER PLOT SITUATED WITHIN THE POPULAR ABBOTS WAY IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this immaculately presented and extended five bedroom property situated within this popular development in North Shields. Boasting fantastic open plan living with a versatile layout, modern interiors, three bathrooms, westerly facing garden and large driveway with a garage.

Briefly comprising: Entrance to a welcoming hallway featuring panelling which extends to the first floor. Overlooking the front of the property is the living room which is bright and airy with double doors leading to the kitchen/diner. The impressive open plan kitchen/diner/family room offers a generous amount of space which is perfect for family living and entertaining friends. The well equipped kitchen has a stylish range of fitted wall and base units with wooden worktops and a breakfast bar providing seating as well as storage. Integrated appliances include two Bosch ovens, two electric hobs, extractor fan and hot tap with separate sink. Leading to the family room, this fantastic space overlooks the rear garden, bi-folding doors open out to a patio area and the vaulted ceiling has Velux windows allowing plenty of light to fill the room. A handy utility room has further fitted units, an integrated microwave and space for a freestanding fridge, dishwasher and an American style fridge/freezer. A separate laundry room provides space and plumbing for a washing machine, tumble dryer and offers access to the garage. An inner lobby from the family room leads to a wonderful ground floor extension, which comprises a large bedroom/reception room depending on your requirements and a modern shower room.

To the first floor are four further bedrooms and family bathroom. The main bedroom benefits from fitted wardrobes and a modern en-suite shower room. The family bathroom comprises a bath with shower over, hand basin, W.C. and heated towel rail.

Externally to the rear is a well maintained westerly facing private garden which features pleasant seating areas with raised planters, timber summer house and paved patio. To the front is a large driveway and lawn with side access to the rear garden.

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.

## Entrance Hallway

## W.C.

## Living Room

16'6" x 10'11"

## Kitchen/Diner

26'11" x 10'1"

## Family Room

20'8" x 12'3"

## Utility Room

11'10" x 5'9"

## Laundry Room

8'2" x 4'4"

## Bedroom Five/Reception Room

27'7" x 13'3"

## Shower Room

8'4" x 5'5"

## Bedroom One

11'3" x 10'2"

## En-suite

6'0" x 5'11"

## Bedroom Two

11'1" x 8'0"

## Bedroom Three

8'8" x 8'1"

## Bedroom Four/Office

8'8" x 8'0"

## Bathroom

6'10" x 5'6"

## Externally

To the rear is a well maintained westerly facing private garden which features pleasant seating areas with raised planters, timber summer house and paved patio. To the front is a large driveway and lawn with side access to the rear garden.

## Tenure

Freehold

