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7
Mallard Way
North Walbottle
NE15 9DJ

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Abbey Heights
North Walbottle
NE15 9DJ



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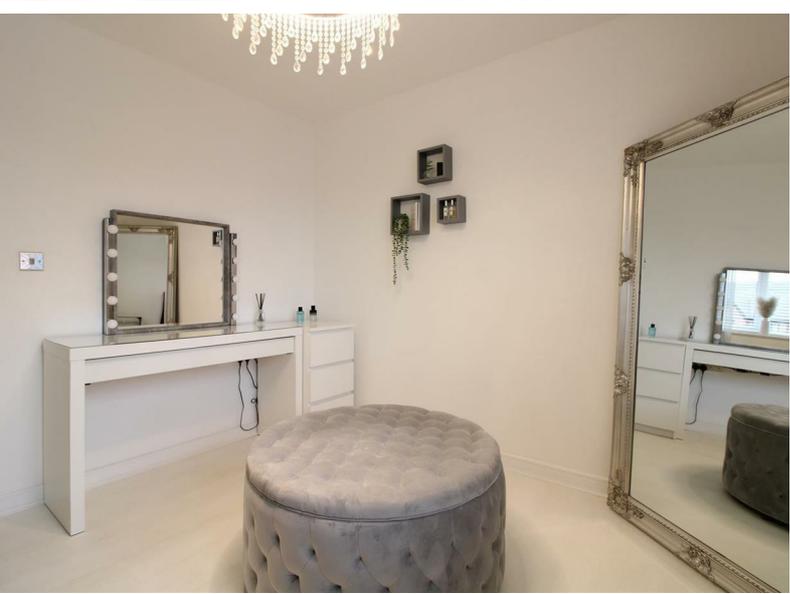


B

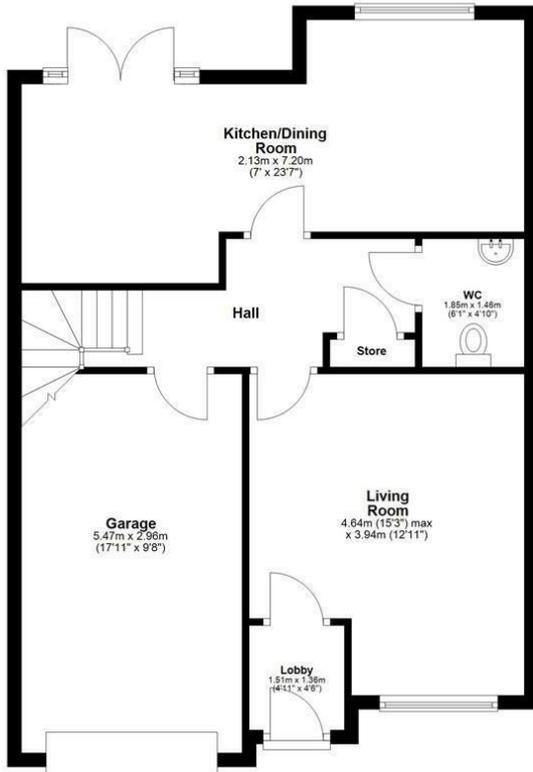


Offers Over
£310,000

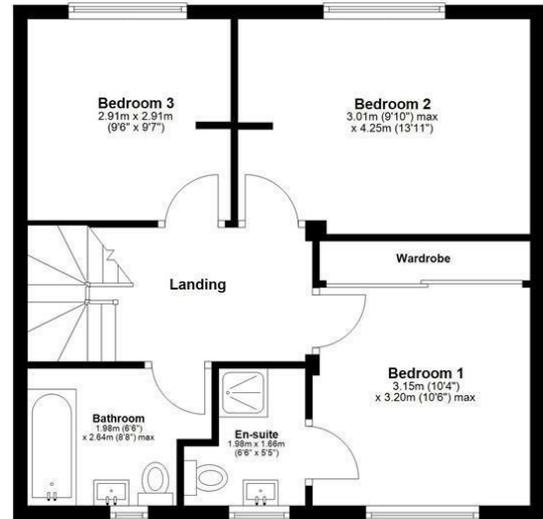
Absolutely stunning 3 bedroom detached house situated on a corner plot on the popular modern development of Abbey Heights. Offered for sale with no upper chain involved and benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with LVT tiled flooring, Lounge with an Evonic fireplace, Internal Hallway with a storage cupboard, door to the garage and stairs to the first floor, Downstairs w/c with a low level w/c, LVT flooring, pedestal hand wash basin, tiled splash back and an extractor fan. Open plan Kitchen Diner with French door the rear garden LVT flooring, wall and base units with Silestone worktop surfaces and breakfast bar, one and a half stainless steel sink and drainer unit, integrated high level oven and hob with and extractor hood over, integrated dishwasher, washing machine and fridge freezer, spotlights to the ceil



Ground Floor



First Floor



Total area: approx. 121.0 sq. metres (1301.9 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: B
Council Tax Band: D

DIRECTIONS

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