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2



1

- 3 Bedroom Detached House
- Cul-de-Sac Location
- Gas Central Heating
- Council Tax Band D

- Open plan Kitchen Diner to the Rear
- Downstairs w/c
- Sealed Unit Double Glazed Windows

- En-Suite to Bedroom 1
- Driveway Parking for up to 4 cars
- EPC B



3 bedroom detached house situated at the end of a cul-de-sac giving off street parking for up to 4 cars within the sought after location of Abbey Heights. Benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Porch with laminate flooring, Lounge to the front aspect which also has laminate flooring. Internal Hallway with a storage cupboard, laminate flooring and stairs to the first floor. Downstairs w/c, with a low level w/c, pedestal hand wash basin, tiled splash back, laminate flooring and an extractor fan. Open plan Kitchen Diner with wall and base units, worktop surfaces, one and a half stainless steel sink and drainer unit, breakfast bar, laminate flooring, an integrated fridge freezer, integrated dishwasher and integrated washer/dryer, integrated electric oven and gas hob with an extractor hood over, spotlights to the ceiling, wall mounted Combi boiler enclosed in a wall unit, French door to the rear garden. First floor landing with a loft hatch. Bathroom which has a bath, pedestal hand wash basin, low level w/c, tiled splash back, laminate flooring, spotlight to the ceiling and an extractor fan. Bedroom 1 is to the front aspect and has an En-Suite which has a shower cubicle with a mains shower, tiled splash back, low level w/c, pedestal hand wash basin, spotlight to the ceiling, extractor fan. Bedroom 2 and 3 are to the rear aspect. Externally to the front there is driveway parking for up to 4 cars leading to a single garage via an up and over door and also has an electric car charging point. To the rear there is an enclosed garden with lawn, paved and gravelled areas. Abbey Heights is conveniently situated on the Western periphery of Newcastle, with excellent access to the A69 and A1, as well as local amenities including schools for all ages, and road and public transport links into both surrounding countryside and the city.







Energy Performance: Current B Potential A  
Council Tax Band: D

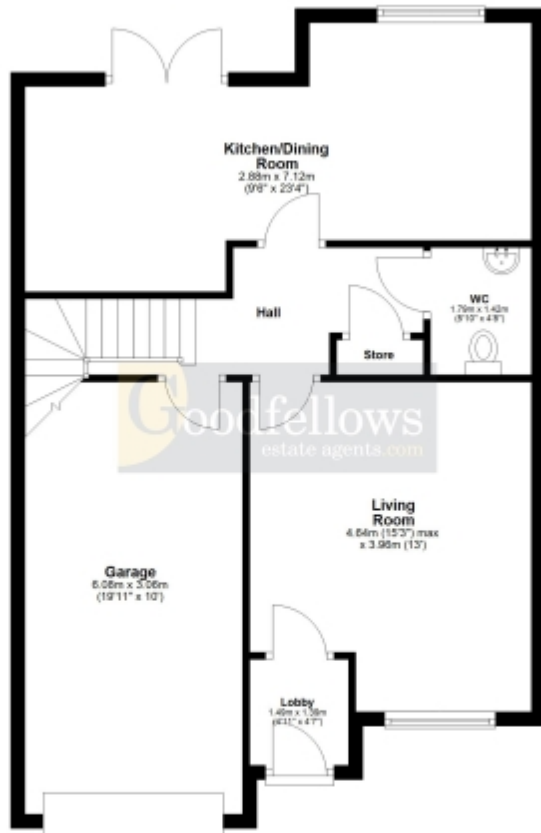
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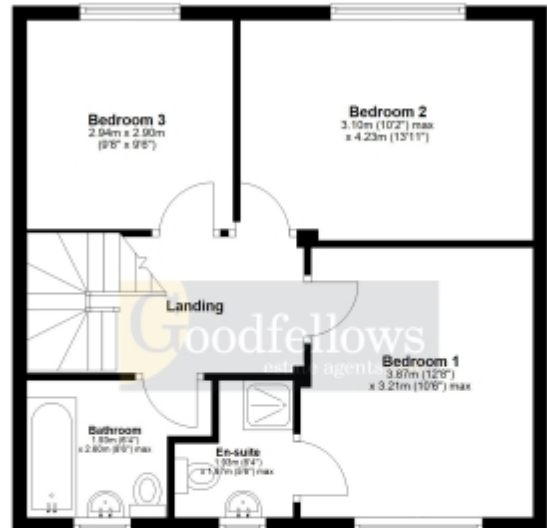
### Ground Floor

Approx. 70.9 sq. metres (763.2 sq. feet)



### First Floor

Approx. 50.3 sq. metres (541.2 sq. feet)



Total area: approx. 121.2 sq. metres (1304.4 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		93 A
81-91	B	86 B	
69-80	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.