



Wren Street | Abbey Heights | NE15 9FA

**Offers Over £179,995**



**Fabulous Semi Detached House**

**Two Bedrooms**

**Family Bathroom & a W.C**

**Modern Fitted Kitchen**

**Stylish Lounge**

**Perfect for Families/Couples**

**Off Street Parking**

**Sought After Location**

**RMS** | Rook  
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We are thrilled to introduce this fabulous two-bedroom semi-detached house which is for sale in the Abbey Heights. The property offers a modern interior with practical, well-planned accommodation, perfect for small families.

Internally the property offers entrance hall, cloakroom/W.C, lounge, modern fitted kitchen, two first floor bedrooms and bathroom/W.C.

Externally there are front and rear gardens, the front is mainly laid lawn with driveway and side access gate to the rear. The rear is enclosed with lawn and paved seating areas.

The house is located within easy reach of a variety of local amenities, including everyday shops, supermarkets and services found in the surrounding neighbourhoods. Newcastle city centre is accessible for a wider choice of retail, leisure, and dining options, as well as cultural venues along the Quayside and around Grey Street.

#### Entrance Hall

#### Cloakroom/W.C

Fitted with a low level W.C with concealed cistern, pedestal wash hand basin, part tiled walls, hand double glazed window to the front.

#### Kitchen 11' 2" Plus recess x 5' 4" Max (3.40m x 1.62m)

Fitted with a range of wall and base units with work surfaces over and upstands, integrated appliances including washing machine, dish washer, fridge/freezer, stainless steel sink unit with drainer, recess spotlights, central heating radiator and a double glazed window to the front.

#### Lounge 13' 4" Plus recess x 12' 4" Max (4.06m x 3.76m)

Double glazed windows and French doors leading to the rear garden, central heating radiator and storage cupboard.

#### First Floor Landing

Loft Access

#### Bedroom One 10' 4" Plus wardrobes x 8' 3" Plus recess (3.15m x 2.51m)

Fitted wardrobes, double glazed window to the rear and a central heating radiator.

#### Bedroom Two 12' 4" Max x 8' 9" Plus recess (3.76m x 2.66m) Storage cupboard, central heating radiator and a double glazed window to the front.

#### Bathroom/W.C

Fitted with a three-piece suite comprising low level W.C with concealed cistern, pedestal wash hand basin, panel bath with shower and screen over, chrome heated towel rail, and recess spotlighting.

#### Externally:

##### Front Garden

Lawn Garden with driveway and side access gate leading to the rear.

##### Rear Garden

Enclosed which is laid to lawn with paved seating areas.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

#### MINING

The North East 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.

#### TENURE

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 £125 per annum (approx.).

The property is also subject to NHBC Warranty (National House Building) which has 6 years remaining from 2026.

#### COUNCIL TAX BAND: B

EPC RATING: B

WD8459.CC.AF.17/02/2026.V.1

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	82 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.



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