



Falcon Road | Abbey Heights | NE15 9DH

£260,000



3



1



3

Semi Detached Family Home

Kitchen/Diner

Three Bedrooms

Bathroom/W.C

Ensuite to Main Bedroom

Front and Rear Gardens

Cloakroom/W.C

Detached Single Garage

RMS | Rook
Matthews
Sayer

A modern semi-detached house situated on the sought-after Abbey Heights development, offering contemporary accommodation throughout.

The property briefly comprises an entrance hall with access to a cloakroom/WC, a spacious lounge, and a modern fitted kitchen/diner with direct access to the rear garden, creating an ideal space for both everyday living and entertaining. To the first floor are three well-proportioned bedrooms, with the main bedroom benefiting from an en-suite shower room, in addition to a family bathroom/WC. Externally, there are gardens to the front and rear. The front provides off-street parking leading to a single garage, while the enclosed rear garden is mainly laid to lawn with a paved seating area, ideal for outdoor relaxation.

Entrance Lobby
Central heating radiator.

Cloakroom/W.C
Fitted with a low-level WC with a concealed cistern, a wall-mounted wash hand basin, a central heating radiator, wood flooring, and partially tiled walls.

Lounge 13' 5" Plus recess x 12' 0" (4.09m x 3.65m)
Double-glazed window to the front elevation, central heating radiator, and laminate flooring.

Kitchen/Diner 15' 6" Max x 11' 2" Max (4.72m x 3.40m)
Fitted with a range of wall and base units with complementary work surfaces and upstands, an integrated hob with a stainless steel splashback and extractor hood over, eye-level oven, integrated dishwasher, fridge/freezer, and a 1½-bowl stainless steel sink unit with mixer tap and drainer. Further benefits include plumbing for a washing machine, laminate flooring, recessed downlights, a double-glazed window, and French doors providing access to the rear garden.

Landing
Loft access and a double-glazed window to the side elevation.

Bedroom One 10' 9" Including wardrobes, Max x 10' 3" Including Storage cupboard, Max (3.27m x 3.12m)
Double-glazed window to the rear elevation, central heating radiator, storage cupboard, and fitted wardrobes.

Ensuite
Fitted with a low-level WC with a concealed cistern, pedestal wash hand basin, shower cubicle, chrome heated towel rail, fully tiled walls, and a double-glazed window.

Bedroom Two 10' 1" x 8' 3" (3.07m x 2.51m)
Double-glazed window to the front elevation and a central heating radiator.

Bedroom Three 7' 1" x 6' 8" (2.16m x 2.03m)
Double-glazed window to the front elevation, laminate flooring, and a central heating radiator.

Bathroom/W.C
Fitted with a three-piece bathroom suite comprising a low-level WC with concealed cistern, pedestal wash hand basin, and panelled bath. Further benefits include a chrome heated towel rail, fully tiled walls, recessed downlights, an extractor fan, and a double-glazed window.

Externally

Front Garden

Driveway providing off-street parking for multiple vehicles, EV charging point, lawned area, and side access gate.

Rear Garden

Enclosed lawned garden with a paved seating area.

Garage 20' 3" x 10' 9" (6.17m x 3.27m)
Up and over door, power and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway and EV Charging point.

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.

ACCESSIBILITY

This property has accessibility adaptations:

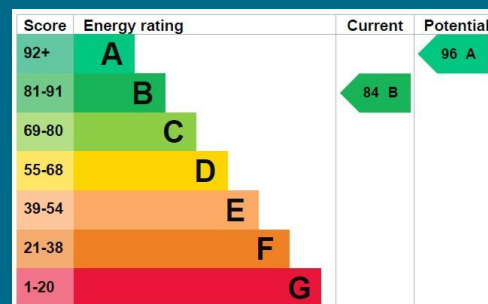
- Level access throughout

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. Management Service charge is £133.04 annually.

COUNCIL TAX BAND: C

EPC RATING: B



WD8655/BW/EM/16.06.2026/V.1

T: 0191 2671031

Westdenton@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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.