



Abbots Way, North Shields

Offers Over £375,000

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RICHARDSONS 



# Abbots Way North Shields, NE29 8LU

- NO CHAIN
- DETACHED
- WEST FACING GARDEN
- FREEHOLD
- FOUR DOUBLE BEDROOMS
- POPULAR LOCATION
- CONSERVATORY
- EPC RATING E



Offers Over £375,000



**\*\* NO UPPER CHAIN \*\*WEST FACING GARDEN \*\*DETACHED  
\*\*DOUBLE DRIVEWAY \*\*GREAT LOCATION**

Fantastic opportunity to purchase this well presented four bedroom family home located in the highly regarded development of Abbots Way, North Shields. Conveniently placed with access to local shops, transport links and schools as well as being close to the Coast Road with easy access to Newcastle City Centre and popular coastal towns including Tynemouth and Whitley Bay.

In brief the property comprises of a welcoming and spacious hallway leading to a recently decorated living room, dining room, kitchen diner and a conservatory with a newly tiled and fully insulated roof. To the first floor there is a landing leading to four double bedrooms with the master having an en-suite and there is a family bathroom.



### Entrance Hall

6'2" x 17'0" (1.9 x 5.2)

Spacious and welcoming hallway with a front French upvc door, new vinyl flooring, 2 x gas central heated radiator, under stair storage cupboard, double glazed frosted window facing the front, ceiling lights.

### Living Room

11'1" x 14'5" (3.4 x 4.4)

Newly decorated living room with carpet flooring, double gas central heated radiator, ornate coving, double glazed bay window facing the front, Pryzm Impero wall mounted marble fireplace, open access into the dining room.

### Dining Room

10'2" x 10'2" (3.1 x 3.1)

Carpet flooring, wall mounted radiator, access into the kitchen and large conservatory, ornate coving, feature lights.

### Kitchen Diner

15'1" x 10'2" (4.6 x 3.1)

Recently refurbished kitchen installed by Grange kitchens with modern extra width wall and base units with chalk worktops, integrated fridge and freezer, integrated NEF induction hob with a hide and slide NEF integrated oven, stainless steel sink with drainer, wall mounted radiator, French upvc door leading out to the garden with newly laid patio, ceiling lights.

### Conservatory

10'5" x 8'10" (3.2 x 2.7)

Fully insulated new tiled roof with ceiling lights, fully powered, laminate flooring, double glazed windows throughout looking out to the well landscaped garden, French double upvc doors leading out into the garden.

### Landing

6'6" x 13'9" (2.0 x 4.2)

Carpet flooring, storage cupboard over stairs, feature light.

### Master Bedroom

10'5" x 13'9" (3.2 x 4.2)

Double bedroom with newly fitted en-suite, double glazed window facing the front, built in wardrobes, double central heated radiator, feature light.

### En-suite

6'6" x 5'2" (2.0 x 1.6)

Newly fitted in June this year with porcelain tiled walls and flooring, inset w.c, vanity unit sink, mirror with internal lighting, heated towel radiator, walk in shower, extractor fan, ceiling lights, double glazed frosted window with facing the front.

### Bedroom Two

10'5" x 10'5" (3.2 x 3.2)

Double bedroom, double glazed window facing the front, feature light.

### Bedroom Three

10'5" x 11'5" (3.2 x 3.5)

Carpet flooring, gas central heated radiator, double glazed window facing the front, built in wardrobes, loft access, feature light.

### Bedroom Four

8'2" x 10'9" (2.5 x 3.3)

Double bedroom currently used as an office, carpet flooring, double glazed window facing looking over the garden, built in wardrobe, feature light.

### Bathroom

6'6" x 5'6" (2.0 x 1.7)

Tiled flooring, panelled bath with shower over head, standard w.c, vanity unit sink, ceiling lights, frosted double glazed window facing the garden, tiled walls, heated towel radiator.

### Garage

8'2" x 17'0" (2.5 x 5.2)

Fully powered, with water tap, electric up and over garage door.

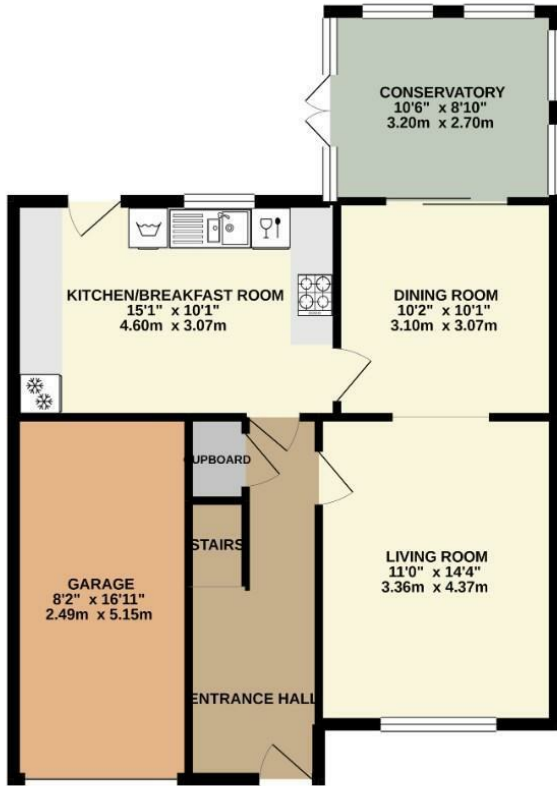
### External

Externally the property has a well landscaped West facing garden with a newly laid patio and separate barbeque area. The property offers an easily maintained front garden with driveway and side access into the rear garden.

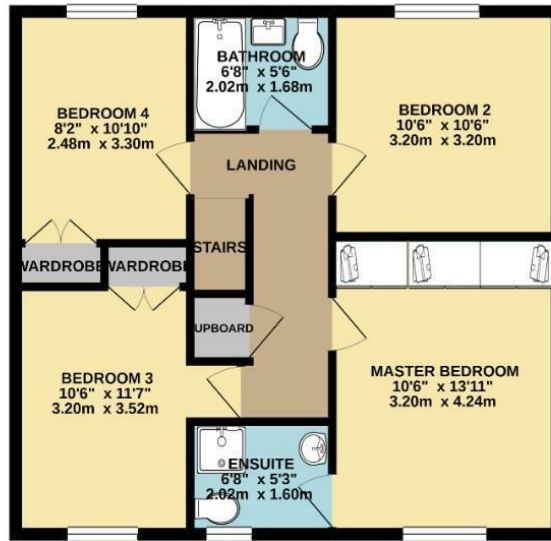




GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1363 sq.ft. (126.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.