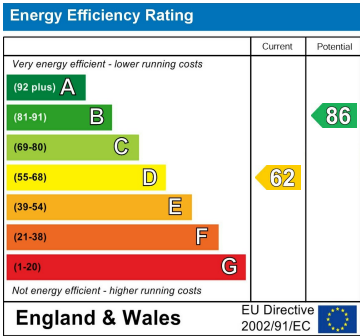




Abbots Way, North Shields



Offers Over £325,000

Important Information
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Description

BEAUTIFULLY APPOINTED THREE BEDROOM
DETACHED FAMILY HOME SITUATED WITHIN THE
POPULAR ABBOTS WAY IN NORTH SHIELDS

Brannen & Partners welcome to the market this well
presented three bedroom property situated within
this popular development in North Shields. Boasting
fantastic open plan living, two bathrooms, South
facing private garden, front garden and driveway
with a garage.

A beautifully presented three-bedroom detached family
home, thoughtfully styled throughout and offering generous
living space, a conservatory, garage and a private south-
facing garden.

Briefly comprising: The property is entered via a welcoming
porch leading into a bright and spacious living room,
featuring a large front-facing window that floods the space
with natural light and provides pleasant views over the
front garden. Stylish wall panelling adds a contemporary
touch, while an open archway leads seamlessly into the
second reception room and open-plan kitchen, an ideal
space for both relaxing and entertaining, with ample room
for a dining table.

To the rear, sliding patio doors open into a charming
conservatory, currently used as an additional reception
area. Double doors provide direct access to the impressive
south-facing garden, creating a wonderful indoor-outdoor
flow.

The kitchen is well-equipped with a range of wall and base
units, a fitted gas hob, plumbing for a washing machine
and space for a freestanding fridge freezer. A large window
overlooks the garden, enhancing the light and airy feel.

Upstairs, the landing includes a useful storage cupboard
and provides access to all first-floor rooms.

The accommodation comprises three well-proportioned
bedrooms, including a generous principal bedroom
positioned at the rear with views over the garden. This
room benefits from an en suite shower room fitted with a
WC, wash hand basin, and shower cubicle.

Two further double bedrooms are located at the front of the
property, both offering good space and natural light. The
family bathroom is fitted with a bath and overhead shower,
WC and wash hand basin.

Externally, the property enjoys a well-maintained front
garden and a driveway providing off-street parking, leading
to a garage offering additional storage or secure parking.

To the rear, the private south-facing garden is mainly laid
to lawn with a paved area, ideal for outdoor dining and
entertaining. Additional features include a garden shed
and gated side access leading to the front of the property.

North Shields is a sought after area providing great road,
rail links and bus routes to Newcastle City centre and
surrounding towns. With a good array of amenities, schools
and local shops, a short car journey will ensure you make
the most of the regenerated Fish Quay and Tynemouth
Village, both offering a great selection of restaurants and
cafes.

Entrance Porch
4'5" x 3'0"

Living Room
14'1" x 11'5"

Living Area/ Kitchen
20'0" x 9'3"

Conservatory
10'10" x 8'5"

Landing

Master Bedroom
14'2" x 9'8"

En Suite
6'3" x 5'5"

Bedroom
10'0" x 10'9"

Bedroom
9'9" x 8'0"

Family Bathroom
6'7" x 5'5"

Garage
16'1" x 8'7"

Tenure
Freehold

