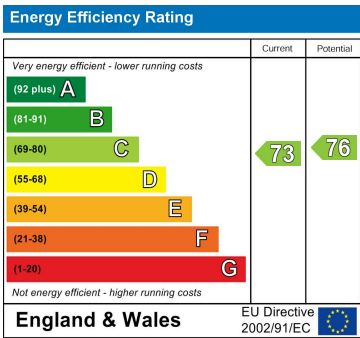




Abbots Way, North Shields



**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.

Price Guide £375,000



Description

WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME SITUATED WITHIN THE POPULAR DEVELOPMENT OF ABBOTS WAY IN NORTH SHIELDS

We welcome to the market this well presented four bedroom detached property situated within the popular Abbots Way in North Shields. Boasting two reception rooms, conservatory, two bathrooms, private garden with timber summer house and driveway parking.

Briefly comprising: Entrance vestibule leading to the living room which overlooks the front of the property and features a fireplace housing a gas fire. An archway leads to the dining room where there are double doors to the conservatory overlooking the rear garden. The kitchen has fitted wall and base units with granite worktops, space for a Range style oven, freestanding fridge/freezer and plumbing for a washing machine. The fourth bedroom is on the ground floor, accessed from the entrance vestibule, this double room has mirrored sliding wardrobes providing additional storage. This is a versatile room and could be utilised as another reception space.

To the first floor are three double bedrooms, one of which benefits from an en-suite shower room. The main family bathroom comprises a bath with shower, hand basin, W.C. and heated towel rail.

Externally to the rear is a well maintained private garden with newly laid patio, lawn and timber summer house which has electric. There is side access to the front where there is driveway parking.

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 Vestibule

Living Room  
14'2" x 11'7"

Bedroom Four/ Reception Room  
15'9" x 5'8"

Dining  
10'8" x 9'9"

Conservatory  
11'3" x 7'10"

Kitchen  
13'6" x 9'2"

Bedroom One  
11'10" x 9'6"

En-suite  
6'0" x 5'5"

Bedroom Two  
10'10" x 9'10"

Bedroom Three  
10'0" x 8'2"

Bathroom  
6'7" x 5'5"

Externally  
Externally to the rear is a well maintained private garden with newly laid patio, lawn and timber summer house which has electric. There is side access to the front where there is driveway parking.

Tenure  
Freehold

