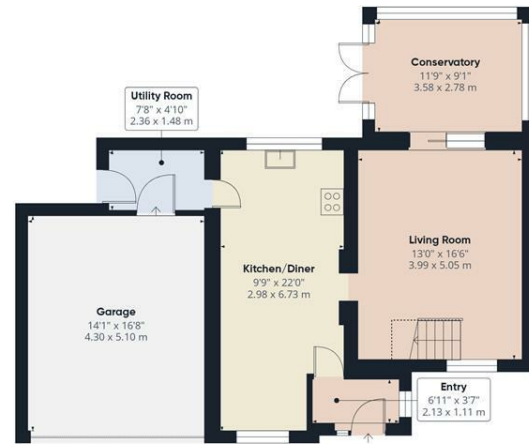




Abbots Way, North Shields



Ground Floor



Floor 1



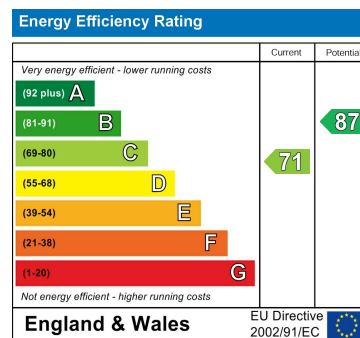
Approximate total area¹⁾
 1189 ft²
 110.5 m²
 Reduced headroom
 15 ft²
 1.4 m²

(1) Excluding balconies and terraces.

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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 £349,950

Description

WELL PRESENTED THREE BEDROOM DETACHED PROPERTY SITUATED WITHIN THIS POPULAR DEVELOPMENT IN NORTH SHIELDS

Brannen & Partners welcome to the market this attractive three bedroom detached property sitting on a generous sized plot within this popular development in North Shields. Boasting modern open plan living, conservatory, gardens to the front and rear as well as driveway parking and garage.

Briefly comprising: Entrance hallway leading directly to the open plan kitchen/diner, boasting a dual aspect. There are modern fitted wall and base units providing storage and integrated appliances include an induction hob, double oven, extractor fan and plumbing for a dishwasher. A handy utility room provides additional storage, plumbing for a washing machine, access out to the side of the property as well as a door to the integral garage.

An archway from the kitchen leads through to a spacious living room, benefitting from a dual aspect where sliding patio doors access the conservatory which offers views over the rear garden.

To the first floor are three bedrooms and bathroom. Two of the bedrooms are doubles in size and both feature fitted wardrobes. The bathroom comprises a bath with shower over, hand basin, W.C. and heated towel rail.

Occupying a generous sized plot this property has wrap around gardens, to the rear is an enclosed garden with lawn, seating area, mature planting and side access to the front. To the front is a lawn, planting, driveway parking and garage.

Positioned within this popular development in North Shields. This 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 Hallway

Living Room
16'6" x 13'1"

Conservatory
11'8" x 9'1"

Kitchen/Diner
22'0" x 9'9"

Utility Room
7'8" x 4'10"

Bedroom One
11'6" x 9'4"

Bedroom Two
9'3" x 8'9"

Bedroom Three
7'0" x 6'9"

Bathroom
7'5" x 5'7"

Externally

Occupying a generous sized plot this property has wrap around gardens, to the rear is an enclosed garden with lawn, seating area, mature planting and side access to the front. To the front is a lawn, planting, driveway parking and garage.

Tenure
Freehold

