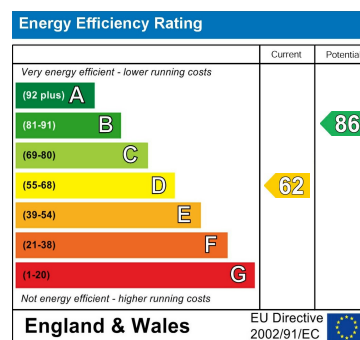
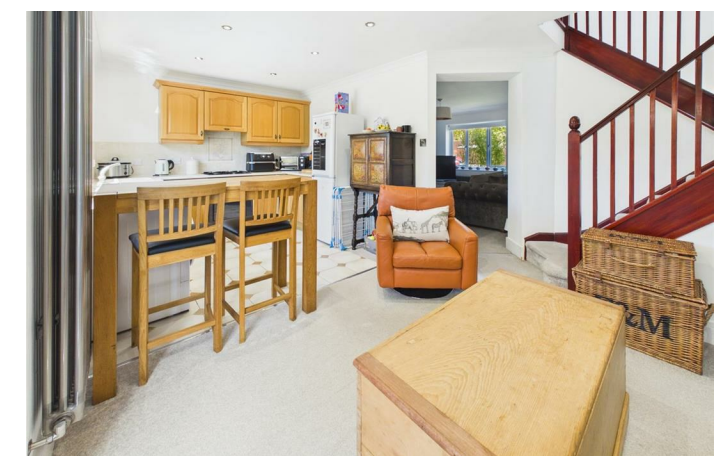




Abbots Way, North Shields



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.

Offers Over £325,000

Description

BEAUTIFULLY APPOINTED THREE BEDROOM SEMI 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 semi-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"

Tenture

Freehold

