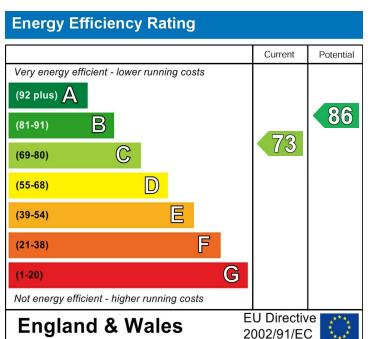




## Abbots Way, North Shields



### 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 £280,000**

## Description

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN THIS POPULAR DEVELOPMENT IN NORTH SHIELDS WITHIN CLOSE PROXIMITY TO RAKE LANE HOSPITAL AND AMENITIES

Brannen & Partners welcome to the market this well presented three bedroom semi detached property which is conveniently located close to Rake Lane Hospital, local shops and amenities. Benefiting from modern interiors, spacious open plan kitchen/diner, stylish bathroom and garage with driveway parking.

Briefly comprising: Entrance vestibule leading to the living room and giving access to the integral garage. The living room overlooks the front of the property and has an opening to the well equipped open plan kitchen/diner. This wonderful space is perfect for family living and entertaining friends, double doors lead out to the rear garden. There are a good range of fitted wall and base units which includes a peninsular offering seating. Integrated appliances include a fridge/freezer, washer/dryer, extractor hood, dishwasher and space for a Range style oven.

Stairs from the dining area lead up to the first floor landing giving access to all three bedrooms and bathroom. Two of the bedrooms are good sized doubles, the main bedroom boasts fitted sliding wardrobes providing additional storage. The fully tiled stylish bathroom is tastefully designed comprising a bath, separate walk in shower, hand basin housed within a fitted vanity unit, W.C. heated towel rail and under floor heating.

Externally to the rear is a well maintained garden with lawn, patio, side access to the front and rear access leading into the hospital grounds. To the front is driveway parking and a garage with an electric door.

Located in North Shields this property is within walking distance to local shops, schools, Rake Lane Hospital and amenities. There are good road links to the City Centre as well as other coastal towns. Tynemouth Village is also within easy reach offering a good selection of local shops and restaurants as well as the award winning Long Sands Beach.

### Entrance Vestibule

**Living Room**  
14'2" x 11'7"

**Kitchen/Diner**  
19'10" x 13'5"

**Bedroom One**  
11'6" x 9'7"

**Bedroom Two**  
10'10" x 9'11"

**Bedroom Three**  
9'7" x 8'1"

**Bathroom**  
12'11" x 5'5"

### Externally

**Tenure**  
Freehold

