



## Abbots Way

### Preston Farm, North Shields

An immaculate, sought after family detached home, located on the sought after Abbots Way, Preston Farm. Close to most local amenities, popular schools, North Tyneside General Hospital and approximately a 5, minute drive from our stunning coastline. Abbots, way is also highly commutable for the City Centre and A19 North and South. Set back with an excellent sized frontage with parking for three cars and a garage. Spacious hallway, downstairs cloaks/wc., stylish lounge with feature bay window, outstanding, re-fitted dining kitchen with breakfast bar and integrated appliances, conservatory with doors out to the garden. Four excellent sized bedrooms, the principal bedroom with fitted wardrobes and luxurious re-fitted en-suite, gorgeous family bathroom with shower and forest waterfall spray. Private and enclosed garden, not directly overlooked, with lawn, patios and access to the front driveway. A superb family home!

# £379,000

ROOK  
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SAYER

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# Abbots Way North Shields

Double Glazed Entrance Door to:

ENTRANCE LOBBY: oak flooring, door to:

DOWNSTAIRS CLOAKS/WC.: low level w.c., pedestal washbasin, radiator, double glazed window, tiled splashbacks



ENTRANCE HALLWAY: spindle staircase to the first floor, radiator, under-stair cupboard, door to:

LOUNGE: (front): 17'2 x 11'0, (5.23m x 3.35m), with measurements into feature double glazed bay window, radiator, wood effect flooring, coving to ceiling, two radiators



DINING KITCHEN: (rear): 25'0 x 10'2, (7.62m x 3.10m), a stunning, re-fitted family dining kitchen, perfect for entertaining or the family. The kitchen has been re-fitted with a two colour, high gloss range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, microwave, induction hob, fridge freezer, dishwasher and washer/dryer, breakfast bar, one and a half bowl sink unit with mixer taps, double glazed window, double glazed door out to the garden area, wood effect flooring, two radiators, double glazed patio doors through to:

CONSERVATORY: 11'3 x 10'2, (3.43m x 3.10m), delightful room overlooking the rear garden area, double glazed French doors opening out, tiled floor



FIRST FLOOR LANDING AREA: split landing, oak flooring, door to:

FAMILY BATHROOM: 6'7 x 5'5, (2.0m x 1.65m), gorgeous re-fitted bathroom, comprising of, bath with hot and cold mixer taps, chrome shower with additional forest waterfall spray, vanity sink unit with hot and cold mixer taps, low level w.c. with recessed flush, fitted mirror, ladder radiator, fully tiled walls and floor, panelled ceiling with spotlights

**BEDROOM ONE:** (front): 12'5 x 11'5, (3.78m x 3.48m), light and airy double bedroom, measurements excluding depth of sliding mirrored wardrobes, two double glazed windows, radiator, door to:

**EN-SUITE SHOWER ROOM:** luxurious en-suite comprising of, shower cubicle, chrome shower with additional forest waterfall spray, high gloss vanity sink unit with mixer taps, low level w.c. with recessed flush, fully tiled walls and floor, double glazed window, chrome ladder radiator, loft access

**BEDROOM TWO:** (rear): 10'2 x 8'8, (3.10m x 2.64m), excluding depth of sliding mirrored wardrobes, radiator, double glazed window

**BEDROOM THREE:** (front): 8'9 x 8'6, (2.57m x 2.59m), radiator, double glazed window

**BEDROOM FOUR:** (rear): 9'0 x 8'7, (2.74m x 2.62m), "L" shaped, maximum measurements, radiator, laminate flooring, double glazed window

**EXTERNALLY:** beautiful, enclosed rear garden with lawn, patios, borders, gated access to front, block paved drive with parking for three cars, lawned area, garage also containing water tap

#### **PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

#### **MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

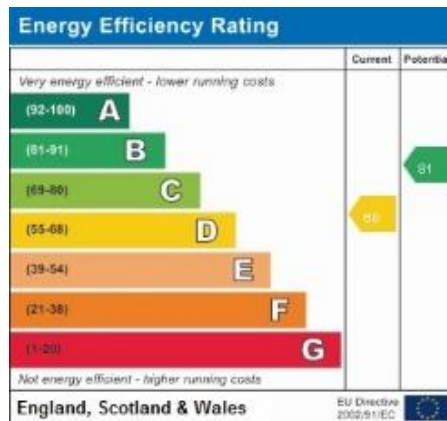
#### **TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: D**

**EPC RATING: D**





**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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