



Abbots Way North Shields

Beautifully positioned and presented, this gorgeous, detached family home is priced to sell! Located on this highly sought after, modern development, within the catchment area for popular local schools, close to North Tyneside General Hospital, bus routes, amenities and approximately a 10 minute drive from both Whitley Bay and Tynemouth. The property welcomes you into the entrance hall leading through to the light and airy lounge/dining room with double doors opening to the garden room which overlooks and opens out to the garden. Stunning, re-fitted kitchen with integrated appliances, three double bedrooms to the first floor, modern bathroom with shower off. Delightful, enclosed rear garden with decking, lawn and patio, front driveway, the garage boasts access from inside and outside the property. Absolutely gorgeous family home!

£299,000

ROOK
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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: laminate flooring, door to garage, through to:

LOUNGE/DINING ROOM: (dual aspect): 27'1 x 11'0, (8.23m x 3.35m), measurements into double glazed bay window, beautifully presented lounge, light and airy offering superb space for the family, central, feature turned staircase to the first floor, laminate flooring, two radiators, door to kitchen, double doors through to:



GARDEN ROOM: 10'1 x 7'7, (3.07m x 2.31m), gorgeous room overlooking the garden area, double glazed French door to garden, laminate flooring, panelled ceiling with spotlights



KITCHEN: 10'10 X 9'2, (3.30m x 2.79m), Stunning, stylish kitchen, re-fitted to incorporate a range of, two colour base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob, cooker hood, fridge and freezer, dishwasher, single drainer sink unit with mixer taps, vertical radiator, double glazed window, double glazed door out to the rear garden, panelled ceiling, laminate flooring

FIRST FLOOR LANDING AREA: airing cupboard, door to:



BEDROOM ONE: (front): 12'1 x 9'9, (3.94m x 2.97m), radiator, double glazed window

BEDROOM TWO: (rear): 10'0 x 9'8, (3.05m x 2.95m), radiator, double glazed window, large walk in cupboard providing ample hanging and storage space

BEDROOM THREE: (front): 9'7 x 8'9, (2.92m x 2.67m), excellent double bedroom, radiator, double glazed window

BATHROOM: Contemporary bathroom, comprising of, bath with hot and cold mixer taps and shower off, pedestal washbasin with mixer taps, low level w.c. with push button cistern, chrome radiator, laminate flooring, modern panelling, chrome ladder radiator, double glazed window

EXTERNALLY: Lovely, private and enclosed rear garden with fencing, paved patio, lawn and borders, decked patio, outside tap, gated access to the front block paved driveway and garage

GARAGE: roller door, the current owners are currently utilising the garage area as a bar and games room

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: C

EPC RATING: D

WB2470.AI.AI.133/05/24.V.1





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.

16 Branches across the North-East

