



Abbots Way

North Shields

Beautifully positioned detached family home on the highly sought after, Abbots Way development. Close to North Tyneside General Hospital, popular schools, bus routes and major transport links, you will also benefit from approximately a five- minute drive to both Whitley Bay and Tynemouth coastlines, perfect! Enjoying an aspect that isn't directly overlooked to both the front and rear and a generous rear garden plot, families will love the outdoor space on offer. There is an impressive entrance hallway with downstairs cloaks/w.c. Front facing lounge with feature bay window, fireplace and electric fire, the separate dining area opens through to the conservatory and breakfasting kitchen, also providing access to the garden from both rooms. Stylish and contemporary breakfasting kitchen with integrated appliances and access to the garage. There are four double bedrooms to the first floor, the principle, bedroom with attractive, sliding door wardrobe with central mirror sliding door and en-suite shower room, modern family bathroom with shower. Front driveway and garage with electric vehicle charger

£375,000

ROOK
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Double Glazed Entrance Door to:

ENTRANCE LOBBY: LVT wood effect flooring, feature panelling, door to:

DOWNSTAIRS CLOAKS/WC.: low level w.c. with push button cistern, hand washbasin with mixer taps, tiled splashbacks, radiator, double glazed window, LVT wood effect flooring.

ENTRANCE HALLWAY: staircase up to the first floor, under-stair cupboard, LVT wood effect flooring, radiator, through to:



BREAKFASTING KITCHEN: 15'5 x 10'9, (4.70m x 3.28m), a stylish, cream, high gloss range of base, wall and drawer units, roll edge worktops, integrated double oven, hob, cooker hood, one and a half bowl sink unit with mixer taps, plumbed for automatic washing machine, plumbing for dishwasher, radiator, central heating boiler, double glazed door to the garden, double glazed window, LVT wood effect flooring, door to garage

LOUNGE: (front): 16'8 x 11'0, (5.08m x 3.35m), with measurements into feature double glazed bay window, attractive fireplace with electric fire, LVT wood effect flooring, cornice to ceiling, radiator, spotlights to ceiling, double doors to:



DINING ROOM: (rear): 10'11 x 10'1, (3.33m x 3.07m), LVT wood effect flooring, cornice to ceiling, spotlights to ceiling, radiator, door into kitchen, double glazed patio doors through to:

CONSERVATORY: (rear): 13'0 x 9'8, (3.96m x 2.95m), double glazed French doors out to the garden, electric radiator

FIRST FLOOR LANDING AREA: LVT wood effect flooring, storage cupboard, loft access, with loft ladder, it's our understanding the loft is mainly boarded for storage purposes, door to:

BEDROOM ONE: (front): 12'1 x 10'6, (3.68m x 3.20m), excluding depth of sliding door wardrobes, providing ample hanging and storage space, radiator, double glazed window, carpet flooring door to:



EN-SUITE SHOWER ROOM: modern en-suite, comprising of, shower cubicle, chrome shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, chrome radiator, panelled ceiling with spotlights, double glazed window

BEDROOM TWO: (rear): 20'9 x 10'7, (3.28m x 3.22m), radiator, double glazed window, carpet flooring

BEDROOM THREE: (front): 11'5 x 8'5, (3.45m x 2.57m), radiator, double glazed window, recessed hanging and storage space, carpet flooring

BEDROOM FOUR: (rear): 10'9 x 8'5, (3.28m x 2.57m), radiator, double glazed window, recessed storage, carpet flooring

BATHROOM: family bathroom, consisting of, bath with mixer taps, chrome shower, hand washbasin, low level w.c. with push button cistern, panelling and spotlights to ceiling, radiator, double glazed window, LVT wood effect flooring

EXTERNALLY: a delightful, enclosed rear garden, not directly overlooked, with lawn, patio areas and borders. To the front of the property is a lawned area and driveway with access to the garage, measuring: 17'0 x 8'4, (5.18m x 2.54m), with up and over door and EV charger

AGENTS NOTE: Please note this property currently benefits from some access features. These will be removed by the current owners prior to completion

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas/Electric
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway/Garage

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





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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