



Osprey Avenue | Abbey Heights | NE15 9DN

£235,000



3



1



2

Semi detached house

Three bedrooms

Ensuite to main bedroom

Cloakroom/W.C

Kitchen/diner

Bathroom/W.C

Front and rear gardens

Detached garage (Split by partition wall)

ROOK
MATTHEWS
SAYER

We are delighted to present to the market this semi-detached house, boasting an array of pleasing features that perfectly blend comfort and convenience. This property is in good condition and is positioned in a prime location, benefiting from excellent public transport links, proximity to local schools, and a host of local amenities.

The property offers a welcoming and homely feel and internally comprises an entrance lobby, cloakroom/W.C, lounge, and kitchen/diner. The first floor offers three bedrooms, providing ample space for a growing family or for guests. The main bedroom is a particular highlight, coming complete with its own en-suite for added privacy and convenience. In addition, there is a family bathroom/W.C.

Externally there are front and rear gardens. The front is laid to lawn with paved path with side access gate leading to the rear garden. The rear is enclosed and mainly laid to artificial lawn with paved seating area.

In summary, this semi-detached house offers a fantastic opportunity to acquire a well-maintained home, nestled in a well-connected location with everything you need right on your doorstep. We encourage early viewings to truly appreciate what this property has to offer.

Entrance Lobby
Central heating radiator.

Cloakroom/W.C
Fitted with a low level w.c with concealed cistern, wall mounted wash hand basin, part tiled walls, tiled flooring, central heating radiator and extractor fan.

Lounge 13' 4" Plus recess x 12' 8" Plus storage (4.06m x 3.86m)
Double glazed window to the front, two central heating radiators, television point, stairs up to the first floor and storage cupboard.

Kitchen/diner 15' 6" Max x 11' 3" Max (4.72m x 3.43m)
Fitted with a range of wall and base units with work surfaces over and upstand, 1 ½ bowl sink with mixer tap and drainer, integrated appliances including hob with stainless steel splash back and extractor hood over, eye level oven, dishwasher and fridge/freezer, tiled flooring, double glazed windows, and patio doors leading to the rear garden.

Landing
Loft access.

Bathroom/W.C
Fitted with a low level W.C with concealed cistern, vanity wash hand basin, panel bath, central heating radiator, recessed downlights, tiled flooring, and part tiled walls, and a double glazed window.

Bedroom One 10' 8" Including wardrobes x 7' 10" Plus large recess and storage cupboard (3.25m x 2.39m)
Double glazed window to the rear, central heating radiator, storage cupboard and fitted wardrobes.

Ensuite
Fitted with a low level W.C with concealed cistern, vanity wash hand basin, double shower cubicle, central heating radiator, tiled flooring, part tiled walls and a double glazed window.

Bedroom Two 10' 0" x 8' 3" (3.05m x 2.51m)
Double glazed window and a central heating radiator.

Bedroom Three 7' 1" x 6' 7" (2.16m x 2.01m)
Double glazed window to the front and a central heating radiator.

Externally
Front Garden
Lawn garden with paved path and side access gate to the rear.
Driveway

Rear Garden
Enclosed garden which is mainly laid to artificial lawn with paved seating area.

Detached single garage (Split by a partition wall)
Room One 10' 4" x 6' 11" (3.15m x 2.11m)

Room Two 12' 6" x 10' 8" (3.81m x 3.25m)
Door, power, and lighting.

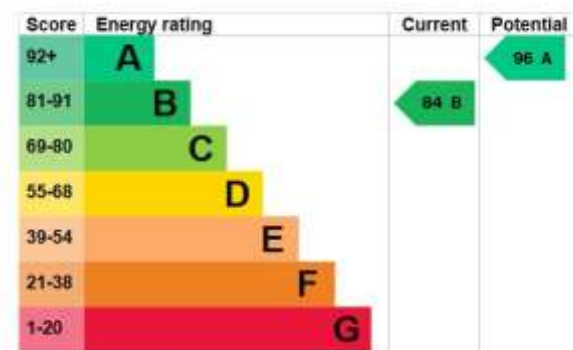
PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Driveway and garage

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: C
EPC RATING: B

WD8312/BW/EM/07.07.2025/V.1





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