



Barbet Drive | Abbey Heights | NE15 9GS

£280,000



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2

**Gorgeous Semi-Detached
House**

Three Bedrooms

Ensuite to Main Bedroom

Fabulous Lounge

**Immaculate Kitchen/Dining
Area**

**Family Bathroom and
Cloakroom/W.C**

Rear Garden

Large Driveway

RMS | Rook
Matthews
Sayer

We are delighted to introduce this gorgeous three-bedroom semi-detached house in the Abbey Heights, offering immaculate accommodation in a well-connected and popular residential area.

The property to the ground floor briefly comprises of an entrance hall, cloakroom/W.C, a lovely lounge and spacious kitchen/diner which has had upgrades to the standard fittings, with upgraded cabinets, handles and worktops, and a range of convenient integrated appliances, including a fridge, freezer, dish washer, washing machine and electric hob. To the first floor there are three bedrooms with the main bedroom offering ensuite facilities, and family bathroom. The cloakroom/W.C, family bathroom and ensuite have all had upgrades, including additional tiling behind the sinks and along the shower and bath walls, a shower has also been added to the family bathroom that was not part of the standard specification with an upgraded shower in the ensuite.

Located in the western part of Newcastle, the house benefits from convenient access to green spaces, local parks, public transport links and local amenities including shops, cafes, takeaways, and other retail facilities nearby. The choice of nearby schools makes the area appealing to households requiring access to primary and secondary education. Overall, this stunning property is in a sought-after location and represents an opportunity for a range of different purchasers.

Hall
Central heating radiator and stairs to the first floor

Cloakroom/W.C
Fitted with a low level W.C with concealed cistern, pedestal wash hand basin, central heating radiator, part tiled walls and a double glazed window to the front.

Lounge 15' 5" Plus bay window x 10' 8" max (4.70m x 3.25m)
Double glazed bay window to the front, central heating radiator and television point.

Kitchen/Dining Area 18' 0" max x 10' 1" max (5.48m x 3.07m)
Fitted with a range of wall and base units, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated appliances including fridge, freezer, dish washer, electric hob with stainless steel splash back and extractor hood over, eye level oven, recently upgraded vertical radiator, cabinets, handles and work surfaces, recess spotlights, storage cupboard and cupboard housing central heating boiler, double glazed windows, and French doors to the rear.

Landing
Double glazed window to the side, access to the loft and two storage cupboards.

Bedroom One 11' 2" x 9' 11" (3.40m x 3.02m)
Double glazed window to the front and a central heating radiator.

Ensuite
Partially tiled double shower cubicle, wall mounted wash hand basin, low level W.C with concealed cistern, recess spot lighting, and a central heating radiator.

Bedroom Two 11' 6" max x 7' 7" plus recess (3.50m x 2.31m)
Double glazed window to the rear and a central heating radiator.

Bedroom Three 10' 10" x 8' 1" (3.30m x 2.46m)
Double glazed window to the rear and a central heating radiator.

Bathroom/W.C
Three-piece bathroom suite in white, panel bath with shower and privacy screen over, pedestal wash hand basin, low level W.C, central heating radiator and recess spotlighting.

Externally
Front Garden
Block paved double driveway, electric car charging point and side access gate leading to the rear.

Rear Garden
Enclosed garden which is mainly laid to lawn with gravel and paved seating areas.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Other
Mobile Signal Coverage Blackspot: No
Parking: Driveway

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

The property is also subject to NHBC Warranty (National House Building) which has 9 years remaining from 2026.

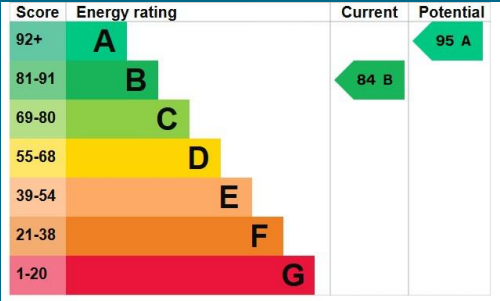
TENURE
Managed Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Management Fee: £110.00 per annum from February 2028

COUNCIL TAX BAND: C
EPC RATING: B

WD8537.BW.AF.11/02/2026.V.1.

Agents Note: The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.





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



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.