



Barbet Drive | Abbey Heights | NE15 9GS

£280,000



3



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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

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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 spotlighting, 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

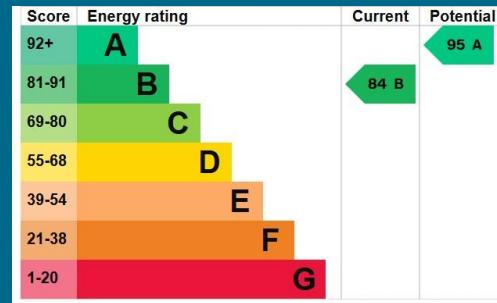
Management Fee: £110.00 per annum from February 2028

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.



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