



Abbots Way | North Shields | NE29 8LS

£325,000

Superbly located, modern, detached family home. The highly sought after Abbots Way development has excellent transport links, is close to North Tyneside General Hospital, local schools and bus routes.

An approximate drive of around five minutes will get you to our wonderful coastlines, Tynemouth, Monkseaton Village and Whitley Bay. What's not to love! The property has ample natural light and enjoys a spacious lounge through dining room, family room addition with Velux window, contemporary and stylish kitchen with integrated appliances, separate utility room and access out to the garden area.

The garden is an excellent size, perfect for families or those who enjoy outdoor space. The current owners have created a fabulous outdoor office or music room, fully insulated with electricity and power. To the first floor there are three double bedrooms, all with fitted storage, the principal bedroom with en-suite shower room. Modern family bathroom with shower. Superb size rear garden with patios and lawn, garden office with its own power supply. Front garden and driveway, garage. This lovely property is offered for sale on behalf of a local builder.

For any more information regarding the property please contact us today

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Double Glazed Entrance Door to:

ENTRANCE HALL: door to garage, door to:

LOUNGE/DINING ROOM: (dual aspect): 6.33m x 4.61m (20'9 x 15'1), narrowing to, 2.59m, (8'6). A bright and open living dining area, perfect for families incorporating the staircase up to the first floor, under-stair storage cupboard, door into the kitchen area, double glazed French doors into the orangery, double glazed window to the front, two radiators, laminate flooring

ORANGERY: 3.79m x 2.93m, (12'5 x 9'7), laminate flooring, double glazed French doors out to the garden area, spotlights to ceiling, Velux window

KITCHEN: (rear): 2.86m x 2.73m, (9'4 x 9'0), stylish white fitted kitchen incorporating a range of base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with mixer taps, gas point, cooker hood, tiled splashbacks, radiator, double glazed window, laminate flooring, through to:

UTILITY ROOM: 2.76m x 1.63m, (9'0 x 5'4), fitted wall units, roll edge worktops, plumbed for automatic washing machine, laminate flooring, double glazed door out to the garden area

FIRST FLOOR LANDING AREA: airing cupboard, door to:

BEDROOM ONE: (rear): 3.62m x 3.57m, (11'10 x 11'8), excluding depth of fitted mirrored wardrobes, radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM: Stylish and contemporary en-suite showcasing, shower cubicle, chrome shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled floor, half tiled walls and shower area, extractor fan, double glazed window, radiator

BEDROOM TWO: (front): 3.63 x 2.70m, (11'10 x 8'10), double glazed window, storage cupboard, radiator

BEDROOM THREE: (front): 3.63m x 2.60m, (11'10 x 8'10), excluding depth of sliding mirrored wardrobes, radiator, double glazed window

FAMILY BATHROOM: Modern bathroom comprising of, bath, chrome shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, double glazed window, tiled floor, fully tiled walls, double glazed window, radiator

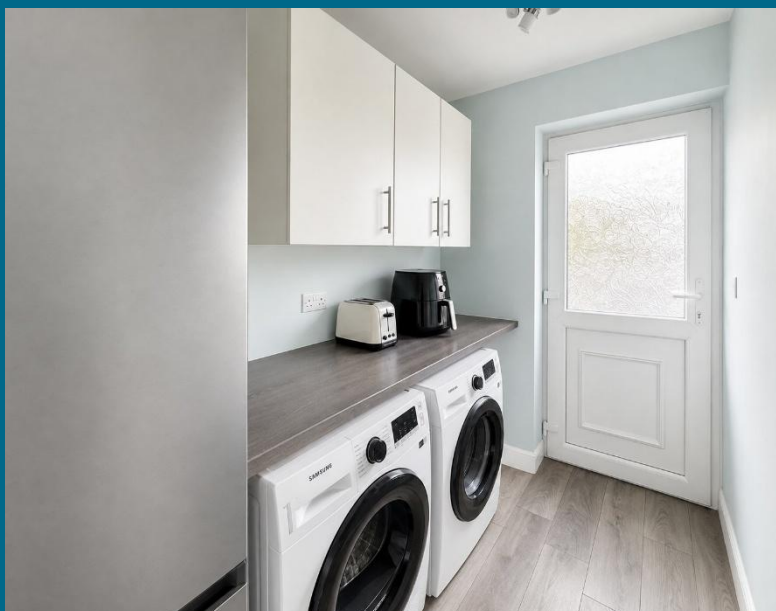
EXTERNALLY: Excellent size garden with delightful sunny aspect, patio, lawned area, rear decked patio, side path with gated access through to the front driveway and garden, garage with power and lighting

GARDEN OFFICE: 4.8m x 2.8m, (15'9 x 9'3), fully insulated with its own power supply this superb garden office/music room has double glazed doors into the room, double glazed window, electric points and lighting

T: 0191 2463666

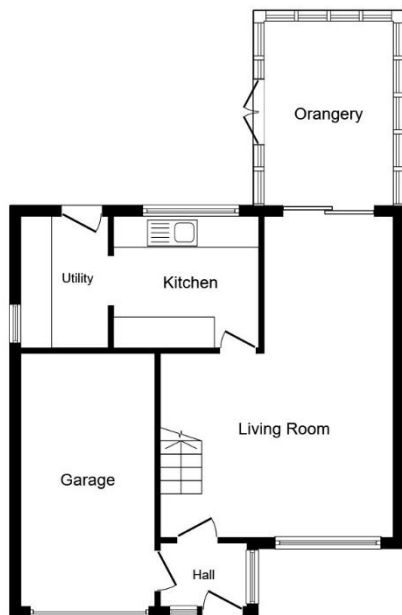
Branch whitleybay@rmsestateagents.co.uk

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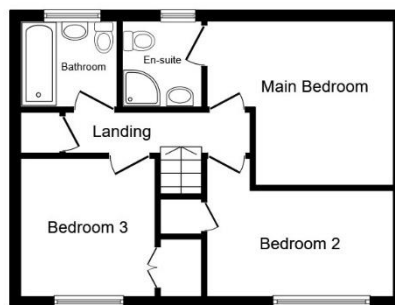




North Shields



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTC
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

MINING

The Northeast 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.

Agents Note: 28 Day Exchange from the date the sales agreed.

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

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: C

WB3942. AI.DB. 26.08.2026 V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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 as any authority to make or give any representation or warranty whatever in relation to this property.



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Branch whitleybay@rmsestateagents.co.uk

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