Wren Street | Abbey Heights | NE15 9FD

£330,000

3 1 3

Detached Family Home

Three Bedrooms

Open Plan Kitchen/Dining Room

Cloakroom/W.C

Lounge

Bathroom/W.C

Ensuite To Main Bedroom

Front & Rear Gardens

ROOK MATTHEWS SAYER

A beautiful detached family home offering spacious and well-presented accommodation throughout.

The entrance hall provides access to a stylish lounge featuring a media wall and electric fire. An inner hallway leads to the open-plan kitchen/diner, which includes a range of integrated appliances, as well as a convenient cloakroom/WC.

On the first floor, there are three bedrooms, two of which benefit from fitted wardrobes. The principal bedroom also features en-suite facilities. A modern family bathroom/WC completes the first floor.

Externally, the property benefits from both front and rear gardens. To the front, there is a double driveway leading to a single garage, a lawned area, and side gate access to the rear garden. The enclosed rear garden is mainly laid to lawn and includes a paved seating area, power socket, and cold-water tap.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Lobby
Laminate flooring, central heating radiator and a door leading to: -

Lounge 15' 2" Max x 12' 10" Max (4.62m x 3.91m)
Double glazed window to the front elevation, central heating radiator, laminate flooring, and a stylish media wall with feature electric fire

Inner Hall
Central heating radiator, stairs up to the first floor, storage cupboard and door to garage.

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

Open Plan Kitchen/Dining Room 23' 5" Max x 10' 2" Max (7.13m x 3.10m)
Fitted with a range of wall and base units with work surfaces over and upstands, integrated appliances including gas hob with extractor hood over, eyelevel oven, fridge/freezer and dishwasher, plumbing for an automatic washing machine, two central heating radiators, television point, breakfast bar, recessed downlights, double glazed windows and French doors leading to the rear garden.

Landing
Loft access and a central heating radiator.

Bedroom One 10' 6" Plus wardrobes x 10' 5" Max (3.20m x 3.17m)
Double glazed window to the front, central heating radiator and fitted wardrobes with sliding mirrored doors.

Ensuite
Fitted with a low level W.C with concealed cistern, double shower cubicle, pedestal wash hand basin, part tiled walls and central heating radiator, extractor fan and recessed downlights

Bedroom Two 13' 9" Including wardrobes x 9' 11" Max (4.19m x 3.02m)
Double glazed window to the rear, central heating radiator, television point and fitted wardrobes.

Bedroom Three 9' 6" Max x 9' 5" Max (2.89m x 2.87m)
Double glazed window to the rear and a central heating radiator.

Bathroom/W.C
Fitted with a three piece white bathroom suite comprising low level WC with concealed cistern, panel bath with shower mixer tap, pedestal wash hand basin, part tiled walls, recessed downlights and a central heating radiator.

Externally
Front Garden
Double driveway leading to the single garage, lawn area and side access gate leading to the rear garden.

Rear Garden
Enclosed lawn garden with paved seating area, power socket and cold-water tap

Garage 19' 8" Max x 10' 0" Max (5.99m x 3.05m)

Combined Summerhouse/Shed 10' 0" x 7' 10" (3.05m x 2.39m) plus 7' 10" x 4' 10" (2.39m x 1.47m)

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Solar Panels: Yes, owned outright
Parking: Garage and 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.

ACCESSIBILITY
This property has accessibility adaptations:

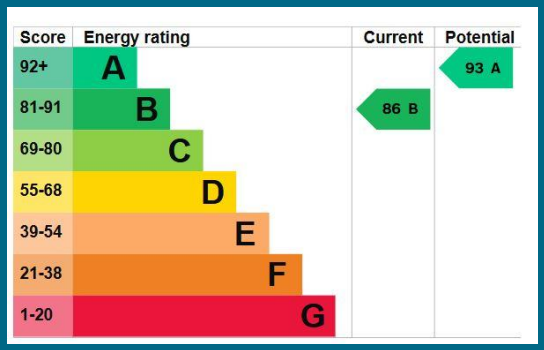
- Ramp access to front door
- Level access
- Suitable for wheelchair users
- Wide doorways

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.
The management fee per annum is £125.21

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

COUNCIL TAX BAND: D
EPC RATING: B

WD8603/29.06.2026/EM/BW/V.1



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The Property Ombudsman

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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