

**E**  
FOR  
SALE

26 ABBOTS WAY, NORTH SHIELDS NE29 8LX  
£295,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- LOCATED WITHIN A CUL DE SAC
- MODERN RECEPTION ROOMS
- CONTEMPORARY DINING KITCHEN & UTILITY ROOM
- BEAUTIFUL BATHROOM WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- SECLUDED REAR GARDEN
- EPC RATING C

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VESTIBULE

RECEPTION ROOM  
15'7 x 13'9

RECEPTION ROOM  
14'3 x 7'9

DINING KITCHEN  
22'9 x 9'10

UTILITY ROOM

7'9 x 4

LANDING

BEDROOM ONE  
12'9 x 8'9

BEDROOM TWO  
11'1 x 8'4

BEDROOM THREE

7'11 x 6'6

BATHROOM WC  
7 x 6'11

FRONT GARDEN

REAR GARDEN

## 26 ABBOTS WAY, NORTH SHIELDS NE29 8LX

This lovely, modern, semi detached house was built in the 1990's and is perfectly located in a cul de sac within a popular residential area. It boasts a wealth of contemporary features and is ideal for a range of buyers.

With over 940 square feet of accommodation set over two floors, this well presented property comprises of a vestibule with cloaks cupboard and door to the modern reception room. From the reception room there are stairs up to the first floor and a door to the dining kitchen and a further reception room. The fabulous and contemporary dining kitchen easily accommodates a family dining table and benefits from a range of units with contrasting worktops, and space for a range oven and American style fridge freezer. There is a utility room with further units and space for appliances. To the first floor there are three bedrooms and a beautiful family bathroom with integrated bath, walk in shower, countertop wash basin and integrated WC. Externally there is a front garden with driveway parking and a secluded rear garden with lawn and decking.

The superb layout, condition and location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

North Shields is a vibrant fishing town which embraces its heritage as proudly as it welcomes modernization. North Shields enjoys beaches and parks, Quays and shopping, history and modern facilities. The public transport is excellent and includes the metro system, the local schools are highly sought after and the diverse scenery makes it attractive to retired couples, young couples, first time buyers and families.

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EMBLEYS  
ESTATE  
AGENTS



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#### SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

#### APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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EMBLEYS  
ESTATE  
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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		74
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	