

# SIGNATURE

## NORTH EAST

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Abbots Way, North Shields NE29 8LY



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## Offers Over £325,000

Signature North East is thrilled to welcome you to the market this stunning detached house located in Abbots Way, North Shields—a charming and serene setting perfect for your next home. Ideal for both entertaining and relaxing, this property offers comfort and convenience in a peaceful neighbourhood. The area boasts a variety of amenities, with local parks providing green spaces for outdoor activities and nearby educational institutions catering to the needs of families. The area is well-connected by a robust road network, offering easy access to Newcastle via the A19 and coastal routes via the A1058, with public transport options making commuting convenient.

As you step inside this lovely property, you'll be welcomed by a spacious reception room, bathed in natural light, creating a warm and inviting atmosphere. This room provides access to the conservatory, an ideal space to enjoy views of the back garden while offering direct access to the outdoors. The kitchen and dining room are perfect for both entertaining guests and daily living. The modern kitchen is equipped with an array of wall and base units for ample storage, plenty of counter space for meal preparation, and comes complete with integrated appliances, including a dishwasher, double oven, hob, and washing machine. For added convenience, there is also outdoor access from the kitchen.

On the first floor, three well-appointed bedrooms await, providing the perfect retreat at the end of a long day. Bedroom three features fitted wardrobes, while the others offer ample space to accommodate your desired furniture. The floor is completed by a three-piece bathroom suite, which includes a bathtub and shower for added convenience.

Outside, the perfectly manicured and well-established back garden offers a patio area for outdoor living, while the mature garden provides a sense of privacy. The lush green grass creates a relaxing area, perfect for unwinding or enjoying outdoor activities.

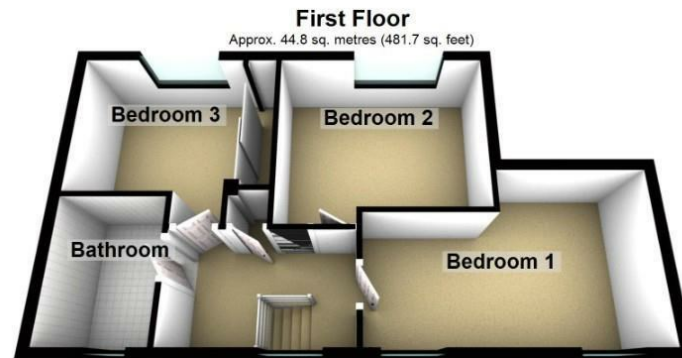
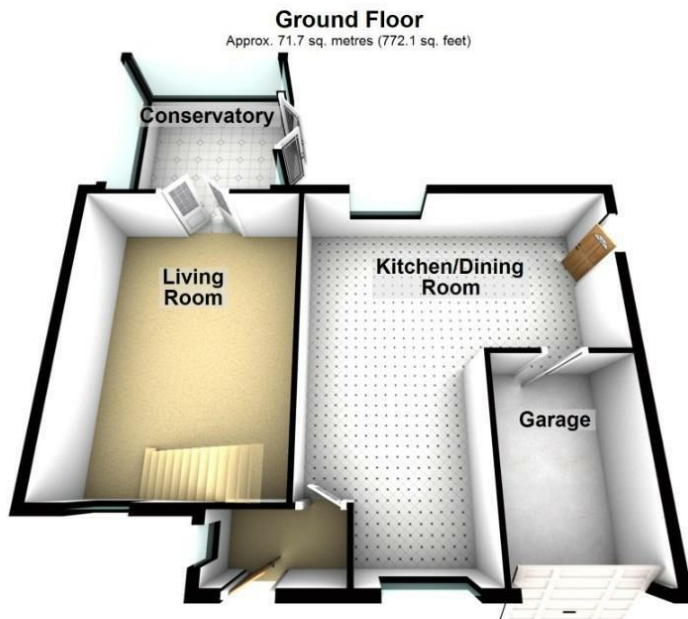
The property also features a driveway that can accommodate two cars, as well as a single garage for additional storage or secure parking.

Don't miss the opportunity to make this charming property your own. Call Signature North East today to book your viewing!

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



# PROPERTY FLOORPLAN



Total area: approx. 116.5 sq. metres (1253.9 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

LIVING ROOM  
16'8" x 13'2"

DINING ROOM  
11'9" x 6'9"

KITCHEN  
18'6" x 8'2"

CONSERVATORY  
11'4" x 10'11"

BEDROOM ONE  
10'4" x 10'2"

BEDROOM TWO  
15'9" x 9'6"

BEDROOM THREE  
10'4" x 9'5"

BATHROOM  
10'5" x 5'9"

GARAGE  
11'9" x 8'0"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC











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