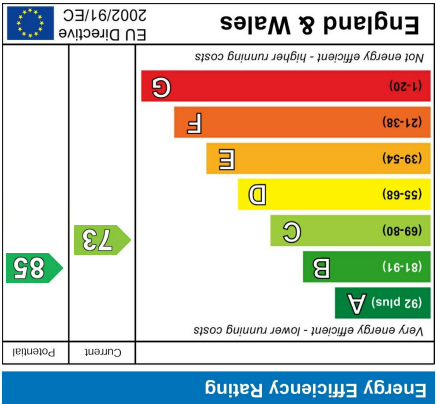


You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

## The difference between house and home



Lounge 14'0" x 12'6" (4.28 x 3.83)

Dining Room 9'5" x 7'4" (2.89 x 2.25)

Kitchen 7'1" x 9'8" (2.42 x 2.96)

Storage 7'10" x 8'2" (2.40 x 2.49)

Utility Area 7'5" x 7'10" (2.27 x 2.39)

Conservatory 9'3" x 7'7" (2.83 x 2.33)

Bedroom One 9'5" x 7'7" (2.88 x 2.33)

Bedroom Two 9'5" x 13'1" (2.88 x 3.99)

Bedroom Three 7'10" x 6'6" (2.41 x 2.00)







3



2



1

- Sought After Location
- Three Bedrooms
- Excellent Amenities Nearby
- Council Tax Band \*C\*
- Call For More Information
- Semi-Detached Home
- Off Street Parking
- Freehold
- Viewing Recommended
- Video Tour Available



**\*\* Video Tour on our YouTube Channel | <https://youtu.be/2ZaGUcJn5K0> \*\***

This three-bedroom, semi-detached family home is situated within the sought after Abbots Way development and would make an ideal purchase for the growing family.

Internally the property briefly comprises to the ground floor: - entrance hall, lounge, dining room, conservatory, kitchen, storage, and utility area. To the first floor there are three bedrooms and a modern family bathroom/w.c with shower over the p-shaped bath and under sink storage.

Externally there is a garden to the front and a driveway for off street parking. There is also a charming garden to the rear with a patio areas, a lawn, and planted borders.

The property is in a central location, and a fabulous variety of local amenities are within easy reach including cafes, bars, and restaurants. You are within easy striking distance of a number of shopping outlets and are also close to main travel links such as the A1058 and A19. There are schools which are accessible for primary and secondary needs in the area also.

Please call our Tynemouth branch on 0191 257 2000 for more information and to book a viewing.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band \*C\*

