



## 4 bed detached house to buy in

Abbots Way, Preston Farm, North Shields,  
Tyne and Wear, NE29 8LS

# £455,000

 x4  x2  x1

Tenure

**Freehold**

## Property features

- ✓ 4 Bedroom Detached House.
- ✓ Guest Room.
- ✓ Double Garage.
- ✓ Main Bathroom.
- ✓ EPC Rating C

Double Garage parking

Garden

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Situated in the highly sought-after Abbots Way Estate in North Shields, this impressive 4-bedroom detached home offers flexible living spaces with modern comfort. The ground floor features a versatile room currently used as a second lounge, which could easily serve as a guest room or home office. The generous open-plan lounge and dining area is perfect for family gatherings, with patio doors opening onto the expansive rear garden, creating a seamless flow between indoor and outdoor living. The well-equipped kitchen is complemented by a practical utility room with direct access to the garden. The property also benefits from a downstairs WC.

Upstairs, you'll find four spacious bedrooms, including main bedroom with its own en-suite bathroom for added privacy and comfort.

Outside, the property boasts a large, well-maintained rear garden, ideal for outdoor activities and relaxation. The front lawn adds to the home's curb appeal, while a double garage with two electric charging points and a driveway with space for up to four cars provides ample parking.

This home is perfectly located, with North Tyneside Hospital, excellent schools, and the stunning coastline all within easy reach. It also benefits from great transport links and proximity to Whitley Bay town centre. With its large plot and family-friendly layout, this property offers a rare opportunity to secure a superb home in one of North Shields' most desirable areas.

Council Tax Band: E

Tenure: Freehold

Price: Offers in the Region £455,000

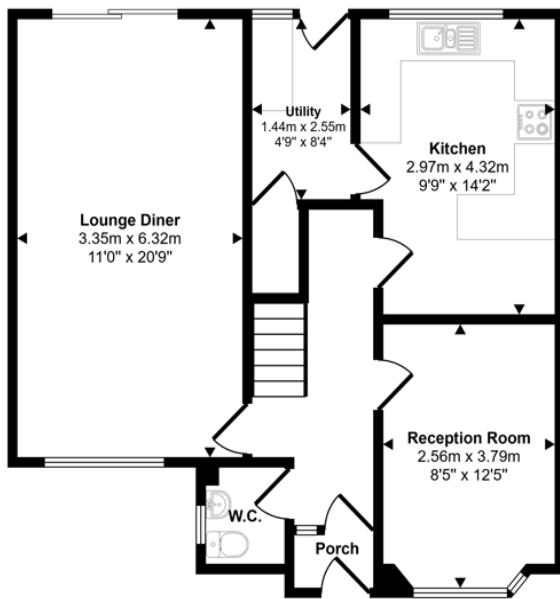
Property Type: Detached House

USPs: Garden

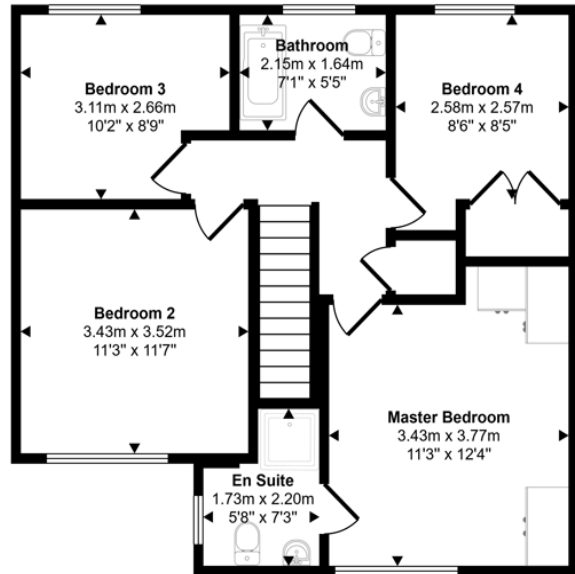
Parking: Double Garage, Driveway & Garage

Heating: Gas

Approx Gross Internal Area  
120 sq m / 1288 sq ft



Ground Floor  
Approx 60 sq m / 650 sq ft



First Floor  
Approx 59 sq m / 638 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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