



This imposing semi-detached family home with delightful rear gardens occupies a prominent position on one of Fenham's most popular residential roads. A wide, tree-lined avenue, Moorside North, close to Newcastle City Centre is perfectly placed to give access to surrounding greenery, the Newcastle hospitals and only a short walk from one of the region's finest independent schools.

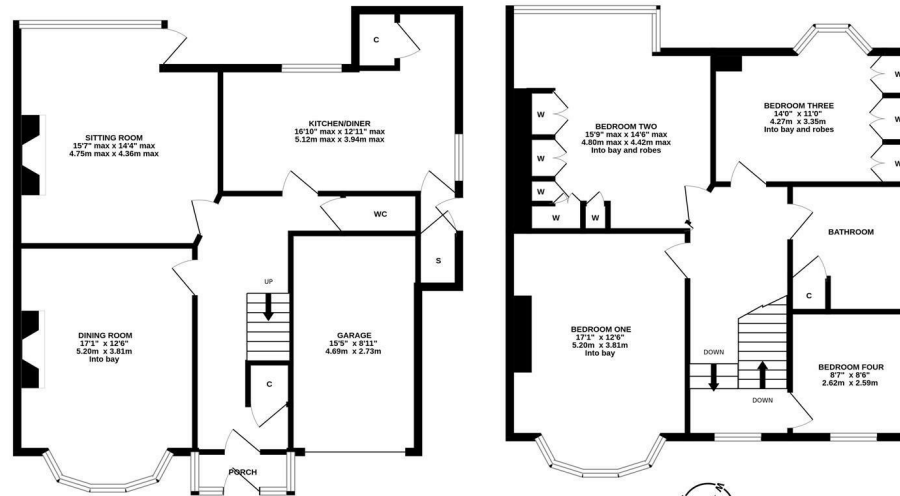
With no onward chain and boasting close to 1,700 Sq ft, the accommodation briefly comprises: entrance porch through to entrance hall with under-stairs storage and stairs to first floor; downstairs WC; sitting room with feature fireplace, part walk in bay and side door access; dining room with feature fireplace and walk in bay; kitchen diner measuring close to 17ft with modern fitted units, work surfaces, some integrated appliances, breakfasting bar, spot lighting two separate storage cupboards and side door access to the rear. The first floor landing gives access to; bedroom one with walk in bay, bedrooms two and three both with walk in bays and fitted wardrobe storage; bedroom four/study; family bathroom complete with four piece suite and storage cupboard. Externally, a block paved front driveway providing off-street parking, leading to the garage measuring 15ft. To the rear, mature and well manicured south-west facing gardens, laid mainly to lawn with a mixture of planting including flowers, trees and shrubs together with a paved patio seating area and fenced boundaries. Offered to the market with no onward chain, early viewings are advised!

Semi-Detached Family Home | 1,688 Sq ft (156.9m<sup>2</sup>) | Four Bedrooms | Sitting Room | Dining Room | Kitchen Diner | Downstairs WC | Family Bathroom | Garage | Front Driveway | Well Manicured South-West Facing Rear Gardens | GCH | No Onward Chain | Council Tax Band E | EPC: C



GROUND FLOOR  
886 sq.ft. (82.4 sq.m.) approx.

1ST FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA: 1688 sq.ft. (156.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Offers Over £500,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

