

MOVING HOMES

SALES & LETTINGS



Guide Price £230,000

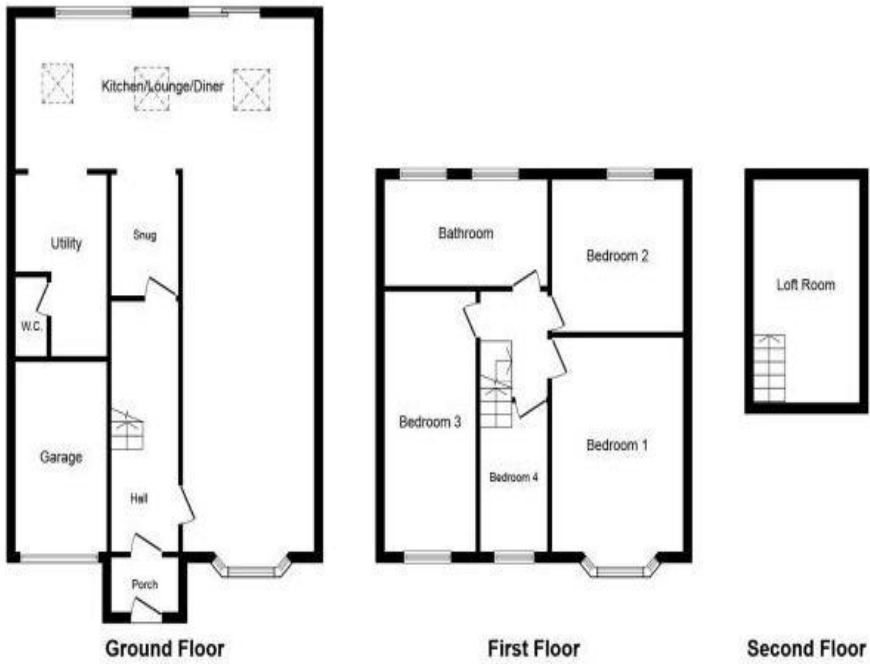
Moorhouses Road, North Shields

Guide Price £230,000

LIVE ONLINE AUCTION – 27/06/24 at 12:00. Option 2. Conditional Auction (option 2) Online bidding will be opening 27/06/2024 at 12:00 noon and end 28/06/24 at 14.00pm Disclaimer One This property is to be sold via conditional auction (option 2). The successful buyer will need to pay a non-refundable deposit of £3,000.00, this deposit will form part of the purchase price of the property. After the deposit has been taken the buyer will then have 28 days to exchange contracts. After the exchange of contracts this purchase must complete no later than 14 days from this date. Disclaimer Two Every auction property comes with a guide price and a reserve price. The guide price sets the starting point for bidding, while the reserve price represents the minimum price that the seller is willing to accept at auction. The auctioneer is not allowed to sell the property below this reserve price. The reserve price is not revealed to the public and is kept confidential between the seller and the auctioneer. It may be up to 10% higher than the guide price. Please note that both the guide price and the reserve price are subject to potential changes leading up to and including the day of the auction. Disclaimer Three At your request we can refer you to a Solicitor from our panel. It is your decision whether you choose to deal with them, should you decide to use them you should know that we would receive a referral fee of £180 including Vat from them for the recommendation. Reservation Fee This property is sold subject to a non-refundable reservation fee of £2,400.00 inc VAT (£2,000.00 plus VAT) The reservation fee does not form part of the purchase price. Legal Pack A legal pack will be available to download before the auctions end date. We strongly recommend all buyers to familiarise themselves with the legal pack prior to bidding. Registration To register to bid for this property please copy the link below into your browser. northwoodauctionne.com

Welcome to this beautifully extended 4-bedroom semi-detached home, situated on the highly sought-after Moorhouses Road in North Shields. This impressive property seamlessly blends modern living with classic charm, offering an ideal space for families and professionals alike. The thoughtful kitchen extension provides ample living space, ensuring comfort and versatility for all your lifestyle needs. Upon entering the property, you are greeted by a spacious and welcoming hallway that leads to the main living areas. The open-plan living and dining area is bright and airy, featuring large windows that allow natural light to flood in, creating a warm and inviting atmosphere. This space is perfect for entertaining guests or enjoying family meals, with direct access to the well-maintained rear garden. The modern kitchen with underfloor heating is a standout feature of this home, fully equipped with contemporary appliances, sleek countertops, and ample storage. It also includes a convenient breakfast bar, making it a perfect spot for casual dining or morning coffee. The ground floor also boasts a snug, a downstairs WC, and a laundry area. Upstairs, you will find four generously sized bedrooms, each offering plenty of natural light, space, and storage. The stylish split-level family bathroom is fitted with modern fixtures, ensuring comfort and convenience for the whole family. The loft is boarded out and benefits from electricity, making this space versatile in use. Externally, the property features a private, enclosed rear garden with mature planting, perfect for outdoor living and relaxation. To the front, there is off-street parking, a single garage, and a lawned garden. Located in a prime area, this home benefits from excellent transport links, making commuting easy. It is also close to highly-rated primary and secondary schools, local shops, supermarkets, and recreational facilities. The neighborhood is friendly and safe, making it an ideal location for families.

To secure a viewing, please contact Moving Homes on 0191-2964600 or visit our website at movinghomesuk.com. EPC Rating: D <https://find-energy-certificate.service.gov.uk/energy-certificate/0892-0070-8241-2237-6200> Tenure: The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative. Council Tax Band: C - £1,973.75 per annum We endeavor to make our sales particulars accurate and reliable. However, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems, and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





Tel: 0191 2964600 E: info@movinghomesuk.com www.movinghomesuk.com
2A Hawkeys Lane North Shields Tyne & Wear NE29 0JF