



102 Moorside North

Fenham



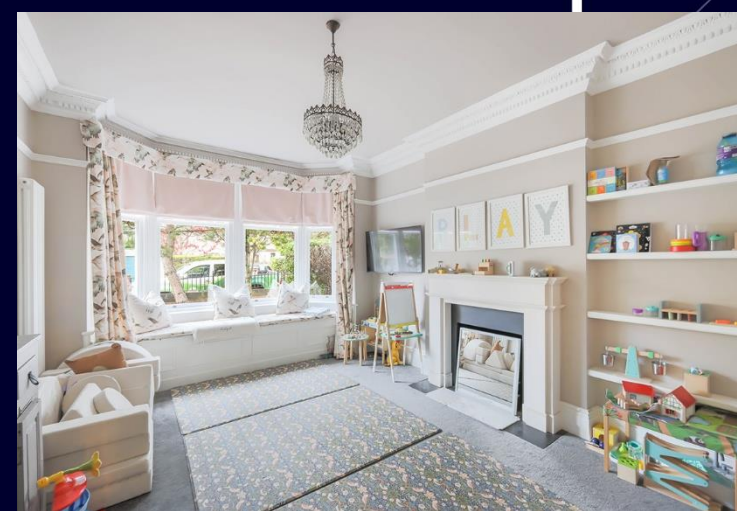
102 Moorside North, Fenham, Newcastle upon Tyne NE24 9DU

This fabulous, semi detached, three storey family home is located in a prime residential area and occupies a lovely garden site adjacent to Nuns Moor Park. The house itself has a great deal of style and character with lovely building features including high ceilings, stained glass windows and ornate corning. The property has been refurbished to a very high standard by the current owners, including a new central heating system, a new roof, rewiring, replacement windows and some redecoration.

This beautiful property also has tasteful interior design, plantation shutters and substantial, versatile accommodation which briefly comprises:

Ground Floor: Corner reception vestibule with lovely portico and seating | Reception hall with window seat and staircase to the first floor
Ground floor WC | Sitting room to the front of the house, currently utilised as a day to day playroom, with a super fireplace and a lovely bay window with bench seating | Stunning kitchen/dining/sitting area stretching the full width of the rear of the house with atrium roof providing natural light, and large windows/doors opening to the terrace | The kitchen is equipped with a range of contemporary cabinets, granite worktops, a central island and high quality appliances including Fisher & Paykel refrigeration and a gas fired AGA; there is also bench seating providing a breakfast area | Formal lounge with inglenook fireplace with log burning stove | Laundry/utility room parking for a number of vehicles and leads to the attached garage.





First Floor: Principal bedroom with fitted wardrobes and ensuite bathroom/wc | Two further double bedrooms, both with good wardrobes and storage space | Family bathroom/wc with four piece suite and built in cabinet Second Floor: Three further bedrooms, one of which is utilised as a study | Shower room/wc | Landing with a number of useful storage cupboards

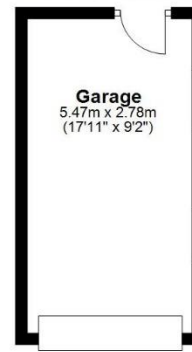
Externally: The large rear garden opens up to provide a superb recreation area with lawn, a raised terrace ideal for al fresco dining in the summer months, and mature trees which provide excellent privacy and screening. There is also a pedestrian gate leading into Nuns Moor Park. To the front of the property, the driveway provides parking for a number of vehicles and leads to the attached garage.

Services: Mains gas, electric, water & drainage | Tenure: Freehold | Council Tax Band: F | EPC Rating: D

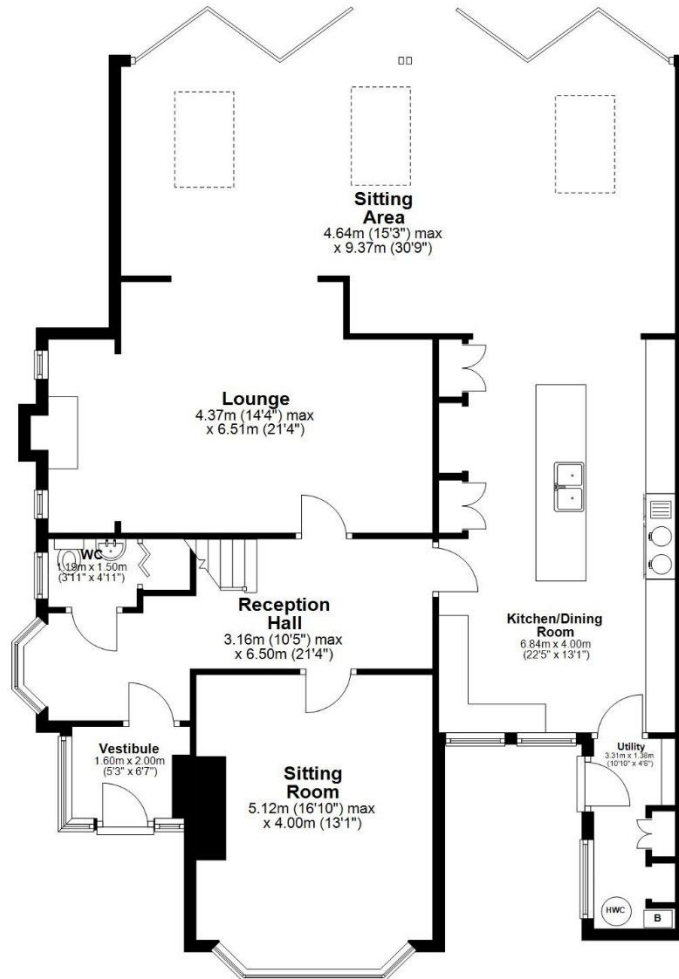
Price Guide: Offers Over £1,100,000



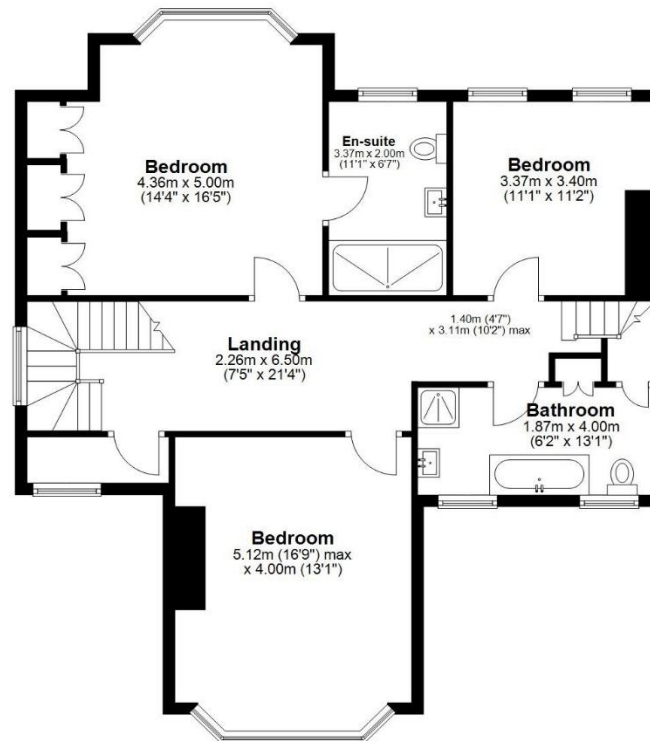
Garage
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages: approx. 162.8 sq. metres (163.8 sq. feet)



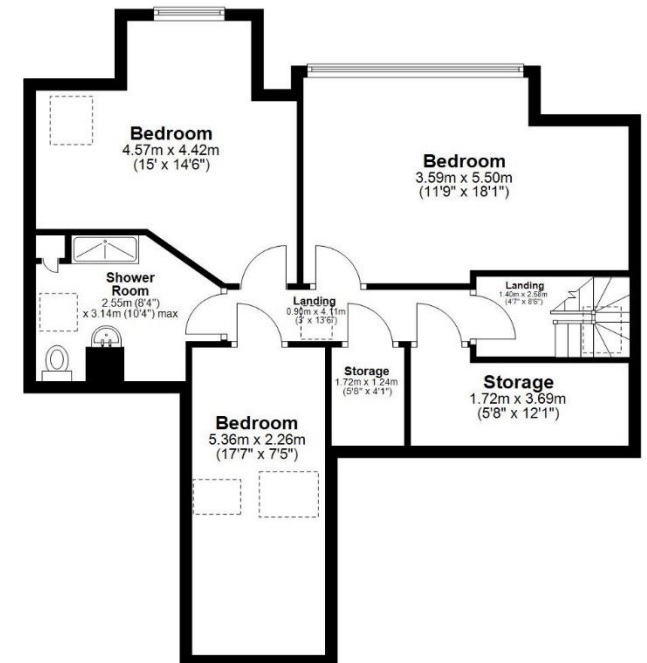
Ground Floor
Approx. 139.8 sq. metres (1504.9 sq. feet)



First Floor
Approx. 91.1 sq. metres (980.4 sq. feet)



Second Floor
Approx. 69.4 sq. metres (747.5 sq. feet)



Main area: Approx. 300.3 sq. metres (3232.7 sq. feet)
Plus garages: approx. 162.8 sq. metres (163.6 sq. feet)

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rare!

From Sanderson Young

Sanderson Young rare! Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
rare@sandersonyoung.co.uk
0191 223 3500