

## 26 Moor Park Court , North Shields, NE29 8AH

\*\* This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. \*\*

\*\* GUIDE PRICE £300,000 TO £310,000 \*\* FREEHOLD \*\* FOUR BEDROOM DETACHED HOUSE \*\*

\*\* UTILITY ROOM \*\* DOWNSTAIRS WC \*\* EN-SUITE SHOWER ROOM TO MASTER \*\*

\*\* GREAT FAMILY HOME \*\* COUNCIL TAX BAND D \*\* SOUGHT AFTER LOCATION \*\*

**Guide Price £300,000**



- Guide Price £300,000 to £310,000
- Four Bedroom Detached House
- Ensuite Shower Room to Master
- Driveway Parking and Garage
- Utility Room and Downstairs WC
- Close to Local Amenities, Schools, Major Road Links and Rake Lane Hospital

#### • Energy Rating C

##### Entrance Porch

Double glazed door, double glazed window to the side, stairs to first floor and access to lounge

##### Additional image

stairs to first floor

##### Lounge

15'8" x 11'1" (4.80 x 3.38 )

Double glazed bow window, radiator, laminate flooring, feature marble fire surround and hearth with electric fire opening to dining area.

##### Dining Room

11'0" x 8'9" (3.36 x 2.69)

Double glazed French doors providing access to rear garden, radiators, laminate flooring and access to kitchen

##### Kitchen

12'0" x 8'11" (3.67 x 2.74)

Fitted with a range of wall and floor units with countertops, breakfast bar, built in electric oven and gas hob with extractor hood, part tiled walls, sink, integrated dishwasher, radiator, double glazed window, laminate flooring and access to Utility Room

##### Utility Room

8'9" x 4'11" (2.67 x 1.50)

Fitted floor units with countertops, boiler, double glazed door to side, plumbed for washing machine, radiator, laminate flooring and access to downstairs WC

##### Downstairs WC

8'1" x 2'11" (2.48 x 0.91)

WC, vanity wash hand basin, radiator, tiled walls, laminate flooring

##### First Floor Landing

Access to loft, four bedrooms, family bathroom

#### • Council Tax Band D

##### Bedroom 1

11'1" x 9'10" (3.38 x 3.02 )

Double glazed window to the rear of the property, laminate flooring, radiator, sliding door wardrobes with one door giving access to ensuite shower room

##### En-Suite Shower Room

8'6" max x 5'4" max (2.61 max x 1.63 max)

Vanity wash hand basin, shower cubicle, ladder style radiator, double glazed frosted window, tiled walls.

##### Bedroom 2

11'3" x 9'8" (3.43 x 2.96 )

Double glazed window to the front of property, sliding door wardrobes and radiator.

##### Bedroom 3

10'1" max x 9'7" (3.09 max x 2.93 )

Double glazed window to the front of the property , built in storage cupboard and radiator.

##### Bedroom 4

10'11" x 6'5" (3.35 x 1.96)

Double glazed window to the rear of property, built in storage cupboard and radiator. Currently being used as storage room.

##### Family Bathroom

8'10" x 5'4" (2.71 x 1.65 )

Bath with mixer shower taps, WC, vanity wash hand basin, double glazed frosted window, tiled walls, and ladder style radiator.

##### External

Front garden is mainly laid to lawn with driveway parking . Rear garden, fenced, paved patio area, lawn, decked area, gate down side of property giving access to front of property and garden shed. .

##### Material Information

#### • Freehold

##### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor, variable in-home

O2- Good outdoor and in-home

Three-UK Good outdoor

Vodafone - Good outdoor and in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

##### FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

Surface water: Very low.

##### CONSTRUCTION:

Traditional

This information must be confirmed via your surveyor and legal representative.

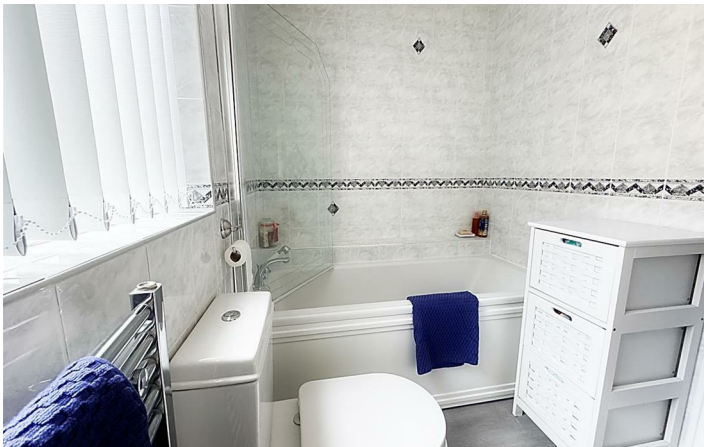






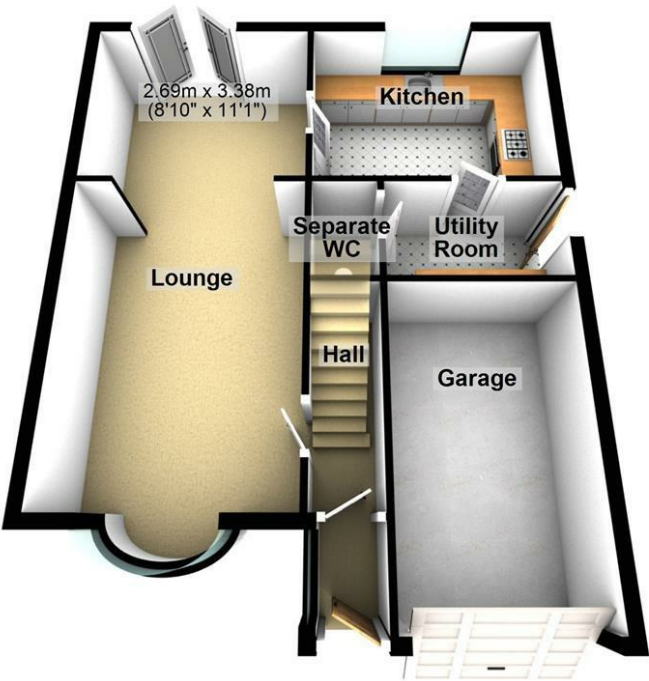




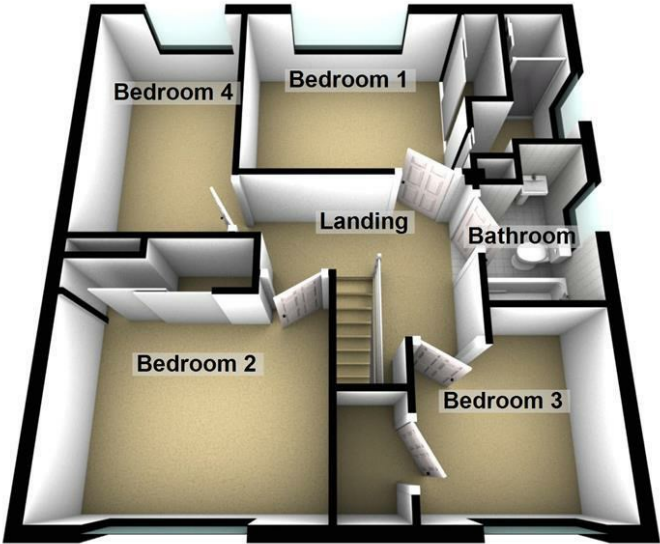


Floor Plan

Ground Floor



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	