



Moor Park Court, North Shields



GROUND FLOOR
APPROX. FLOOR
AREA 1064 SQ.FT.
(98.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 732 SQ.FT.
(68.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1796 SQ.FT. (166.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



Offers Over £335,000

Important Information
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Description

SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOME SITUATED WITHIN A QUIET CUL-DE-SAC IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

We welcome to the market this immaculately presented four bedroom property which occupies an attractive plot within this popular development in North Shields. Boasting well proportioned accommodation, two bathrooms, large conservatory, gardens to the front and rear with driveway parking and a double garage.

Briefly comprising: Entrance vestibule to a welcoming hallway with stairs to the first floor and a separate W.C. Overlooking the front of the property is the spacious living room which features a box bay window, fireplace housing an electric fire and an opening to a seating area where sliding patio doors lead to the conservatory. The well equipped kitchen has a good range of fitted units which includes an electric hob, oven, extractor fan, space for a fridge/freezer and plumbing for a washing machine. A door offers access to the garage. The dining room has sliding patio doors which lead into the conservatory which overlooks the rear garden and has double patio doors opening to a patio area.

To the first floor are four bedrooms and family bathroom. The main bedroom is particularly generous in size boasting a walk in dressing area and en-suite shower room. The family bathroom comprises a bath, separate step in shower, hand basin W.C. and heated towel rail.

Externally to the rear is a well maintained private garden with lawn, patio, mature planting and side access to the front. To the front is a block paved driveway, garden and double garage with an electric remote door.

North Shields offers a wide range of amenities including the newly regenerated Fish Quay. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre. The property is a short drive in to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands Beach.

Entrance Vestibule

Hallway

W.C.

Living Room
26'1" x 14'4"

Kitchen/Breakfast Room
14'9" x 8'5"

Dining Room
12'4" x 8'6"

Conservatory
18'0" x 10'2"

Bedroom One
16'0" x 14'9"

Dressing Room
7'6" x 5'6"

En-suite
6'7" x 5'4"

Bedroom Two
12'1" x 11'1"

Bedroom Three
10'0" x 8'10"

Bedroom Four
10'0" x 8'9"

Bathroom
11'7" x 5'6"

Externally

Externally to the rear is a well maintained private garden with lawn, patio, mature planting and side access to the front. To the front is a block paved driveway, garden and double garage with an electric remote door.

Tenure

Leasehold

