

HUNTERS[®]

HERE TO GET *you* THERE



Burwood Road

Moor Park, North Shields, NE29 8BX

By Auction £160,000



*FOR SALE VIA CONDITIONAL (MODERN METHOD OF) AUCTION * GUIDE PRICE £160,000 * BIDDING CLOSES 14 MAY 3PM * RESERVATION FEE APPLIES * FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT [HUNTERS.COM/AUCTIONS](https://www.hunters.com/auctions)

Hunters welcome to the market this auction semi-detached house which offers a perfect blend of comfort and potential. Spanning an impressive 879 square feet, making it an ideal home for families or those seeking extra space.

To the ground floor: entrance hallway; the dual aspect living/dining room that bathes in natural light and kitchen. Upstairs: landing; three well-proportioned bedrooms, and a well-appointed bathroom.

One of the standout features of this home is the generous south-facing garden, perfect for enjoying sunny days and outdoor activities. The garden offers ample space for gardening enthusiasts or for children to play. Additionally, the property includes a driveway and garage, providing parking for up to two vehicles, which is a valuable asset in this area.



External Front

Paved driveway to front of property offering hardstanding for car. With section laid to lawn to side.

Hallway 6'3" x 13'1" (1.91m x 3.98m)

The hallway and entry area provide a practical space for access to all the main rooms on the ground floor, including stairs leading to the first floor. The entrance door opens into a bright space with a window to the front and connects easily to the kitchen, living room, and dining room.

Living Room 11'10" x 14'6" (3.61m x 4.43m)

This living room is welcoming and bright, featuring a bay window that fills the space with natural light. A central fireplace adds a cosy focal point to the room, while the soft blue carpet and neutral walls provide a calm and comfortable atmosphere. Sliding glass doors at the rear open onto the garden, creating a seamless connection between indoor and outdoor living.

Dining Room 10'4" x 9'4" (3.15m x 2.84m)

The dining room sits adjacent to the living room and kitchen, offering a practical space for meals. It has direct access to the kitchen and benefits from a window that lets in daylight, creating a pleasant dining environment.

Kitchen 8'0" x 15'0" (2.43m x 4.57m)

The kitchen is bright and functional, fitted with a range of wall and base cabinets providing ample storage. A large window above the sink overlooks the garden, bringing in plenty of natural light. The kitchen is equipped with a gas hob and oven, complemented by laminate work surfaces and a wood-panelled ceiling, giving it a warm, traditional feel.

Primary Bedroom 9'2" x 13'8" (2.81m x 4.16m)

This well-proportioned primary bedroom features a bay window that fills the room with natural light and provides a charming view to the front. There is built-in storage with two closets integrated into the alcoves on either side, offering practical space for clothes and belongings. The neutral tones and carpet flooring create a cosy and restful retreat.

Bedroom 2 10'11" x 10'5" (3.32m x 3.18m)

A comfortable second bedroom with a window overlooking the rear garden, allowing natural light to brighten the room. It includes built-in storage cupboards set into an alcove, keeping the room tidy and providing useful space for clothes or other items. Neutral carpeting and walls make it easy to adapt this room to suit a variety of needs.

Bedroom 3 7'7" x 7'4" (2.32m x 2.24m)

A third bedroom or study space, featuring built-in cupboards that offer storage solutions. The window overlooks the front of the property and the room is neutrally decorated with carpeted flooring, making it a flexible space for use as a bedroom, office, or hobby room.

Bathroom 7'6" x 6'4" (2.29m x 1.92m)

The bathroom is fitted with a classic white suite including a bathtub with an overhead shower, a pedestal basin, and a close-coupled WC. The walls are tiled halfway up in a blue and white two-tone design, while a frosted window provides privacy and natural light. The dark flooring complements the tiling, giving the room a clean and tidy feel.

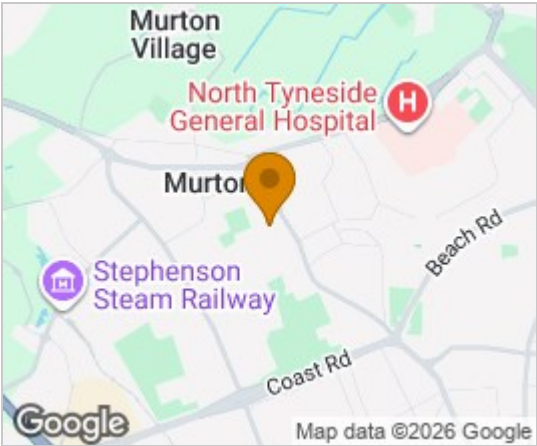
Garage 8'2" x 17'2" (2.50m x 5.23m)

The garage offers a useful space for parking or storage. It has a door connecting to the kitchen, providing convenient access to the home; as well as door onto the generous rear garden.

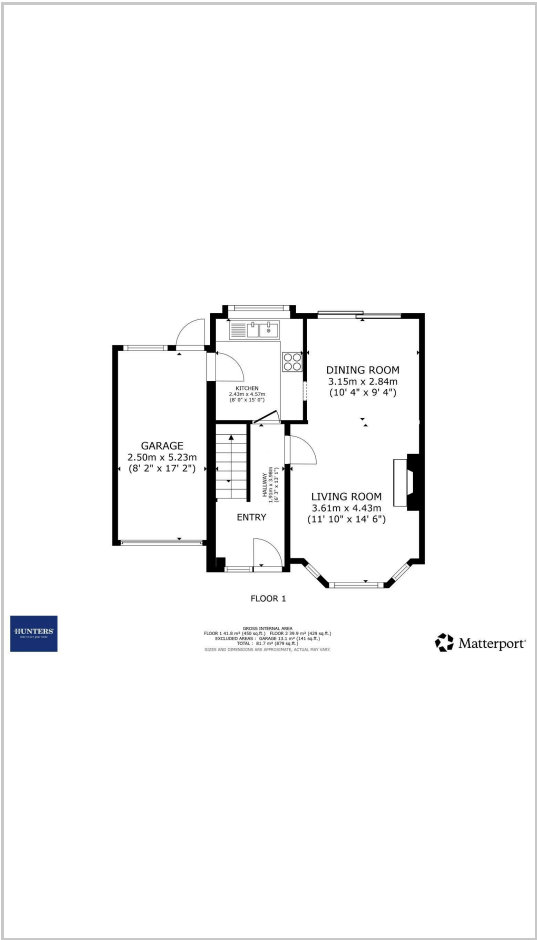
Rear Garden

The rear garden is a delightful outside space, featuring a large, well-maintained lawn bordered by mature shrubs and small trees. A paved patio area creates a perfect spot for outdoor seating or dining, accessible directly from the living room. The garden is private and enclosed, ideal for relaxation or family activities.

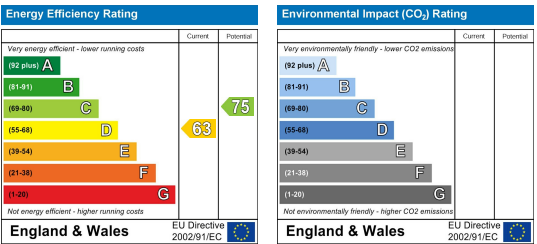
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.