

FOR
SALE

MOORHOUSE RESERVOIR HOUSE BILLY MILL LANE, NORTH
SHIELDS NE29 8DA
OFFERS OVER £350,000



3 BEDROOM HOUSE - DETACHED

- THREE BEDROOM DETACHED HOUSE
- IMMACULATELY PRESENTED
- STYLISH RECEPTION ROOM
- CONTEMPORARY DINING KITCHEN
- UTILITY ROOM & DOWNSTAIRS SHOWER ROOM
- MODERN FAMILY BATHROOM WC
- DETACHED DOUBLE GARAGE
- FRONT GARDEN & DRIVEWAY PARKING FOR MULTIPLE CARS
- SIDE & REAR GARDENS
- EPC RATING C

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VESTIBULE
9'1" x 3'11"

RECEPTION ROOM ONE
16'9" x 12'8"

DINING KITCHEN
16'7" x 16'4"

UTILITY ROOM
8'1" x 5'4"

LANDING
9'3" x 7'2"

BEDROOM ONE
13'0" x 9'1"

BEDROOM TWO
12'8" x 9'1"

BEDROOM THREE
9'7" x 7'3"

BATHROOM WC
9'9" x 7'2"

GARAGE ONE
16'5" x 8'11"

GARAGE TWO
16'1" x 9'0"

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This stunning, rare to the market, detached house was built circa 1950 and is located in a popular residential location. It boasts a wealth of contemporary features with a unique feel and is ideal for a range of buyers.

With over 1100 square feet of accommodation set over two floors, this immaculately presented property consists of a vestibule with door leading to the dining kitchen. The fabulous dining kitchen easily accommodates a larger style family dining table as well as an Island layout and benefits from a good range of contemporary units with contrasting worktops and integrated appliances include eye level oven, induction hob and contemporary extractor. From the kitchen there are stairs up to the first floor and a door to the elegant reception room which is dual aspect and has a recess to the chimney breast with log burner. There is also a good sized utility room, accessed from the kitchen, with further units, sink and spaces for an American style fridge freezer, washing machine and tumble dryer. Completing the ground floor there is a beautiful shower room with walk in shower, vanity washbasin and low level WC. To the first floor there are two stylish, double bedrooms with fitted wardrobes, a smaller third bedroom and a modern family bathroom with integrated bath, walk in rainfall and spa shower, vanity washbasin and integrated WC. Externally there are two detached garages and wrap around gardens with lawns, matures shrubs, patio, pergola and driveway parking for multiple cars.

The amazing condition, generous size and superb layout of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

North Shields is a vibrant fishing town which embraces its heritage as proudly as it welcomes modernization. North Shields enjoys beaches and parks, Quays and shopping, history and modern facilities. The public transport is excellent and includes the metro system and the local schools are highly sought after.

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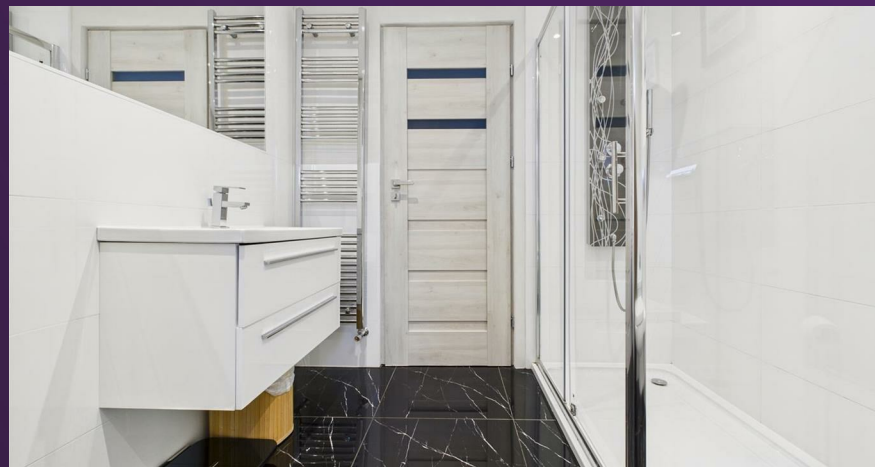
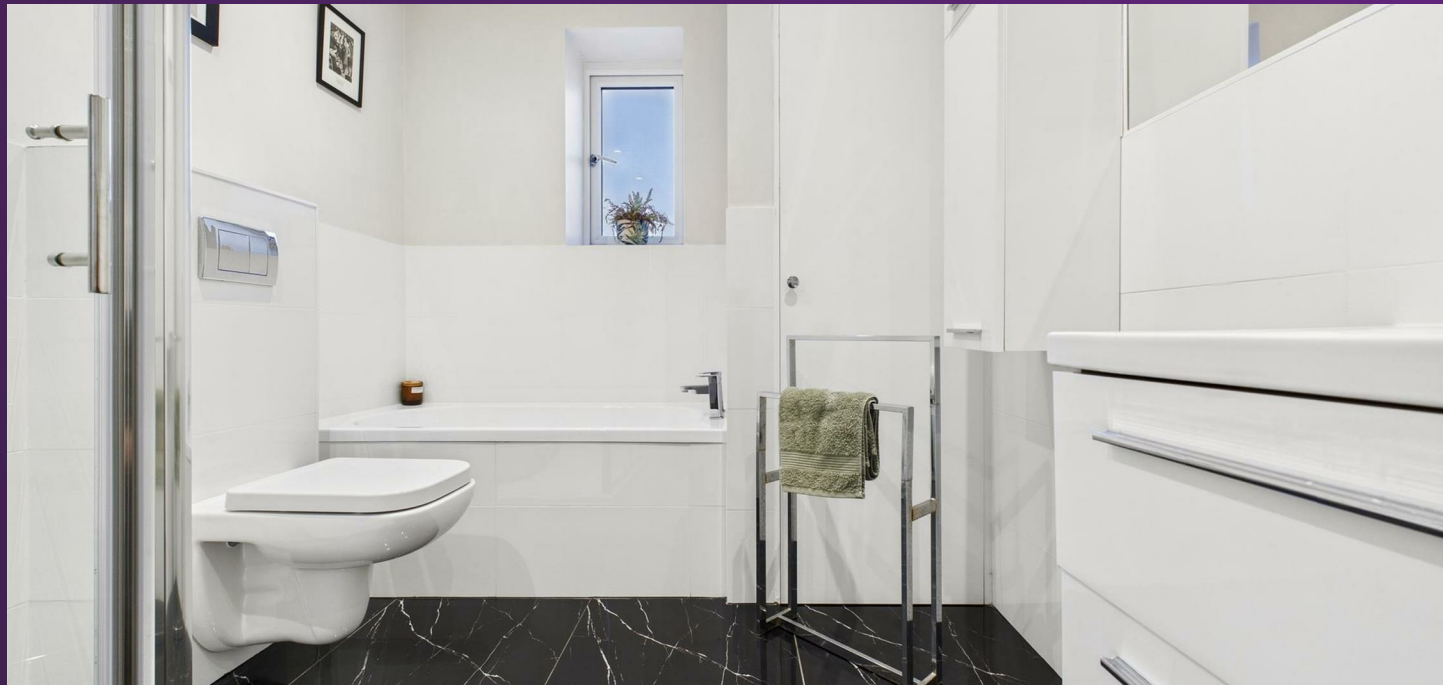
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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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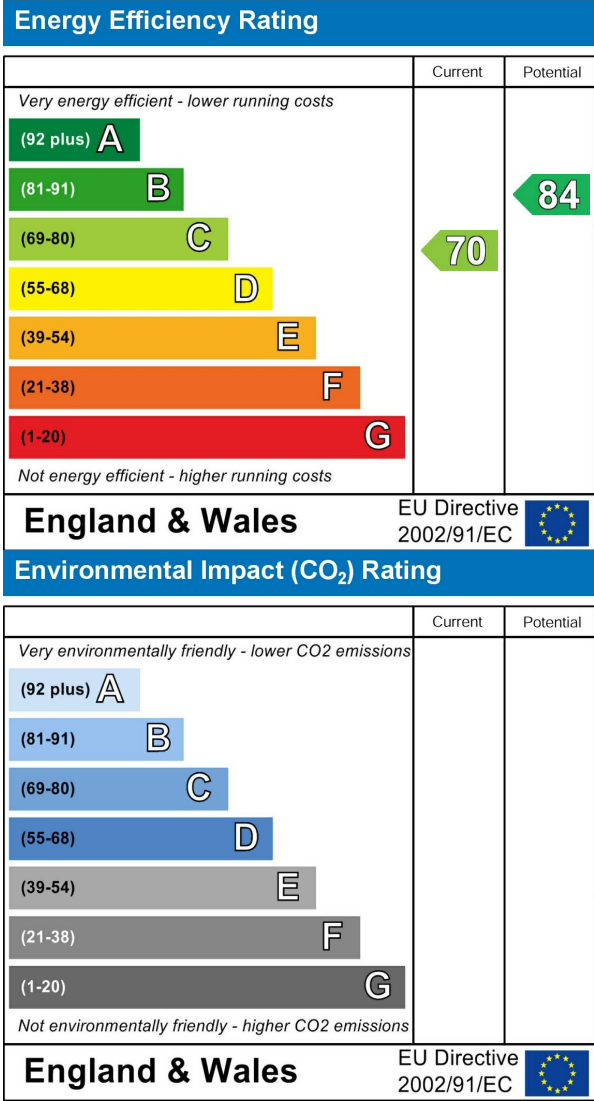
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THE PROPERTIES MISDESCRIPTION
ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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