



12 Moor Drive

Wallsend



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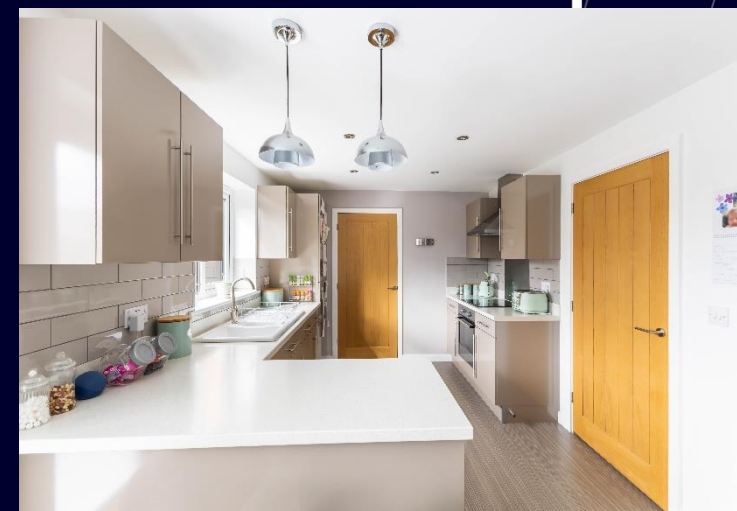
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12 Moor Drive, Wallsend, North Tyneside, NE28 9FE

Moor Drive offers four generously sized bedrooms, a South facing garden and detached garage.

Moor Drive forms part of the East Benton Rise development, which is accessed from Station Road and offers excellent connectivity to the Coast Road, providing direct access to Newcastle City Centre. Closer to home, Benton and Wallsend are situated nearby, both offering a great selection of local amenities, including excellent restaurants, pubs, and cafés.

Upon entering, the hallway provides access to the principal ground floor rooms, including the living room, dining room, kitchen/diner, utility area, and downstairs WC. The living room is a stylish and welcoming space, centred around a modern electric fireplace and benefitting from pleasant views over Moor Drive. The dining room, also positioned at the front, is equally spacious and versatile, lending itself well to use as either a formal dining area or an additional reception room.





To the rear, the kitchen/diner is thoughtfully designed with modern wall and base units, integrated appliances including an oven, hob, dishwasher, fridge, and freezer, as well as contemporary spot lighting. There is ample room for a dining table, making it an ideal space for family living. Patio doors open directly onto the garden, creating a seamless connection between indoor and outdoor spaces, perfect for entertaining during the warmer months. The adjoining utility room continues the same modern wall and base units and provides further access to both the garden and the downstairs WC, featuring a chrome towel rail.

Upstairs, the property continues to impress with a spacious landing leading to three well-proportioned double bedrooms, one single bedroom and the family bathroom. Three of the bedrooms are situated at the front, while the principal bedroom is positioned to the rear, overlooking the rear garden. The principal bedroom benefits from fitted sliding wardrobes and a private ensuite comprising a shower, WC, and wash basin and chrome towel rail. The family bathroom is a very well-designed tiled suite including a shower over bath, w/c, sink and another chrome towel rail.

Externally, the property offers a detached garage along with driveway parking for two vehicles. The rear garden is predominantly laid to lawn, enjoying a desirable south facing aspect that enhances both privacy and natural light throughout the day.

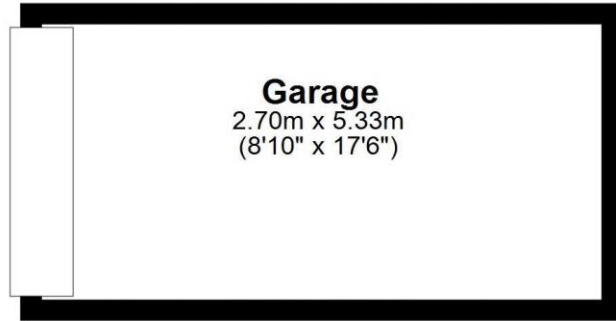
Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: D | EPC: Rating C

Price Guide: Offers Over £320,000



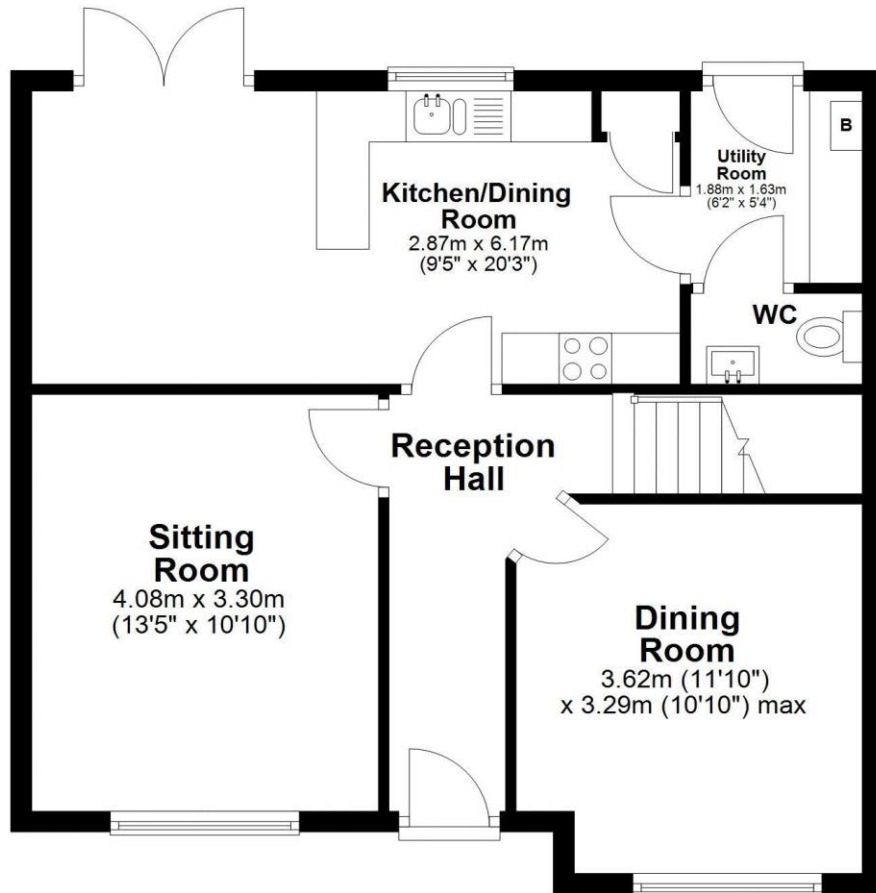
Detached Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 14.4 sq. metres (155.0 sq. feet)



Ground Floor

Approx. 57.4 sq. metres (617.7 sq. feet)

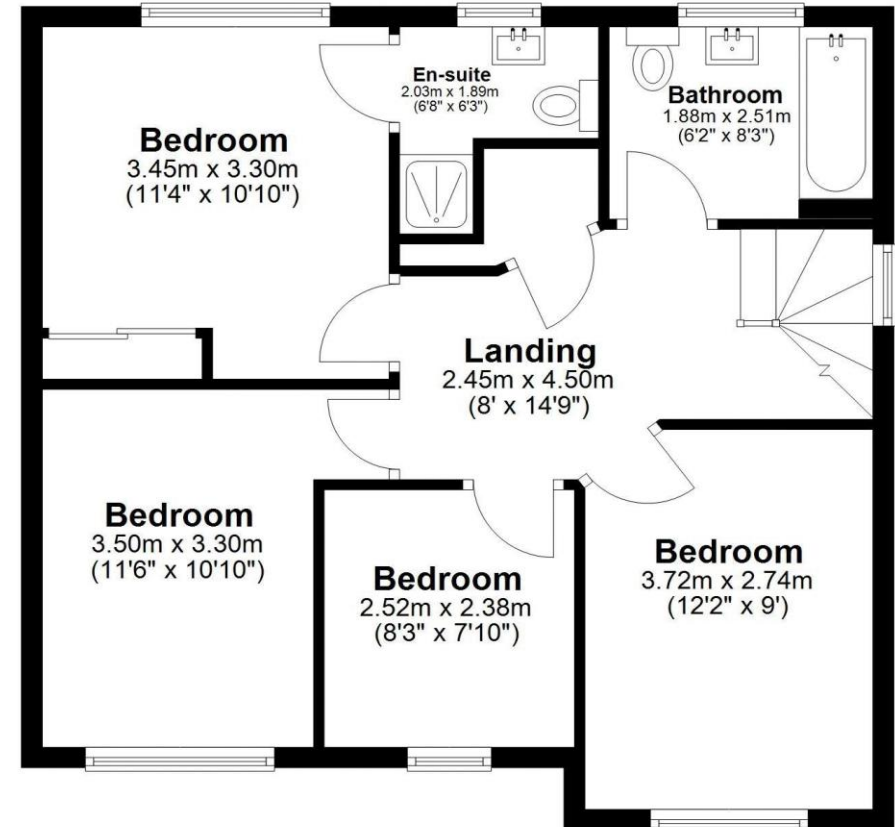


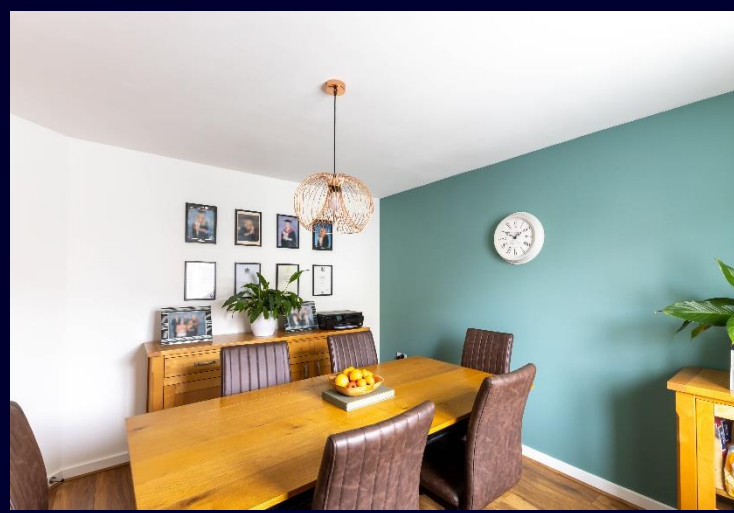
Main area: Approx. 114.8 sq. metres (1235.5 sq. feet)
Plus garages, approx. 14.4 sq. metres (155.0 sq. feet)

12 Moor Drive, Newcastle Upon Tyne

First Floor

Approx. 57.4 sq. metres (617.7 sq. feet)







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