87 Moorside North

Fenham



87 Moorside North, Fenham, Newcastle upon Tyne, NE4 9DX

Moorside North enjoys a prominent position along one of Fenham's most sought-after residential streets. This attractive, tree-lined road is ideally situated close to Newcastle City Centre, offering convenient access to surrounding green spaces, Newcastle's hospitals and one of the region's leading independent schools, all within a short walk.

Upon entering the property, the main entrance opens into a welcoming porch area, providing ample space for storage before leading through to the main hallway. From here, there is access to a snug, with a further doorway leading into the kitchen. The kitchen is fitted with ample wall and base units and benefits from Velux windows, a Rangemaster induction hob, dishwasher, fridge and integrated microwave.

Leading from the kitchen is the utility room, which provides further matching storage units, a gas hob and cooker, a dishwasher and houses the recently replaced boiler. There is also direct access from the utility room to the external side driveway. The kitchen also provides access into the dining room, a spacious reception area which benefits from Velux windows and double doors opening directly onto the rear garden. The dining room leads through into the main living room, which features a decorative fireplace and further double doors opening into the conservatory. The conservatory provides lovely views over the rear garden, with carpet fitted over the existing tiled flooring.

Further reception accommodation includes a dedicated cinema room, which could equally lend itself to use as an additional bedroom or reception room, alongside a substantial sitting room featuring a fitted media wall, gas fireplace and further access into the conservatory.

A conveniently positioned WC completes the ground floor accommodation.













Stairs lead to the first floor, where there is a useful storage cupboard housing the second newly fitted boiler. The floor also benefits from a beautifully presented, modern family bathroom, finished to a high standard with contemporary tiling, a bath, walk-in shower and wash basin, alongside a separate WC.

There are three well-proportioned double bedrooms on this floor, including the principal bedroom, which benefits from a dedicated walk-in wardrobe area and a four-piece en-suite bathroom suite, finished with complementary tiling

. The staircase continues to the top floor, where there are two further bedrooms, both benefiting from ample eaves storage. There is also an additional bathroom, which incorporates useful storage space and a shower which was installed approximately five years ago. This floor benefits from Velux windows, a dormer window and elevated views from the spacious landing. Further accommodation includes additional loft storage and a utility area.

Externally, the property benefits from extensive driveway parking to either side and the front of the house, providing ample space for multiple vehicles. The rear garden is extremely impressive mostly laid to lawn with an additional patio area and a portico towards the far end of the garden. There is also a double garage, two electric vehicle charging points and a separate shed. The front of the property is gated, providing additional privacy and security.

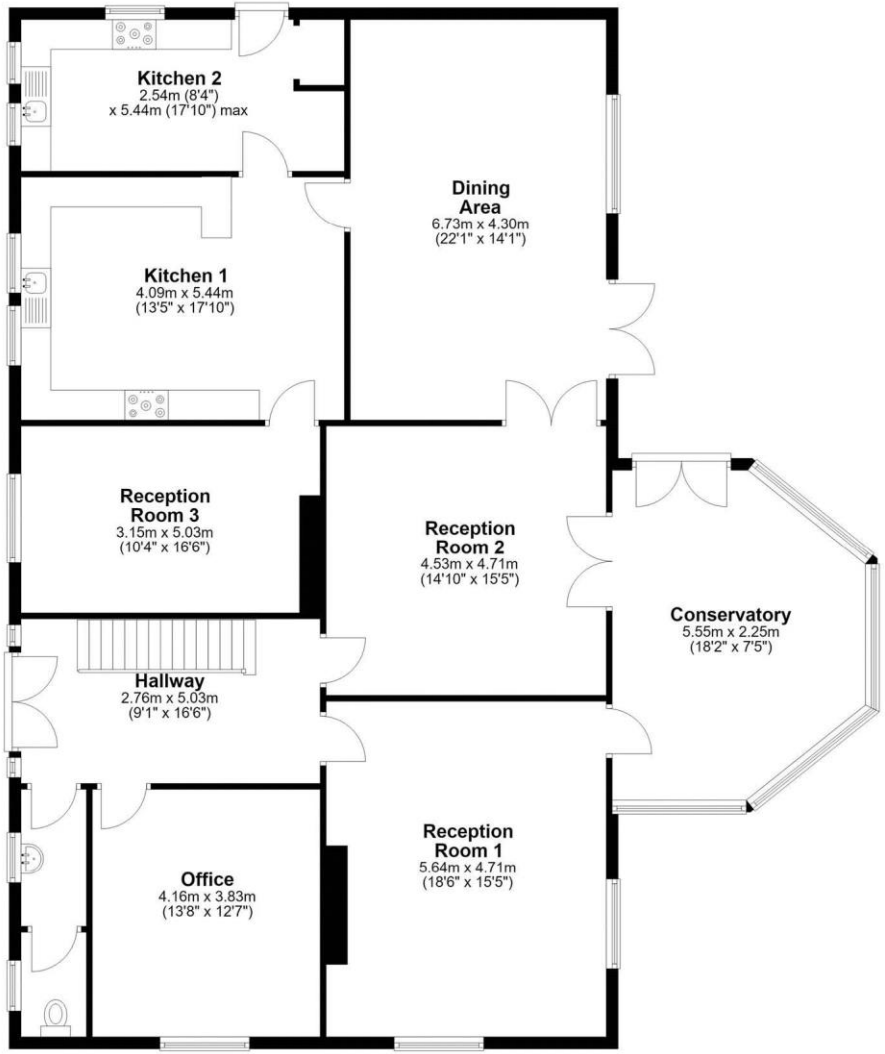
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating TBC

Price Guide: Offers Over £1,150,000



Ground Floor

Approx. 189.3 sq. metres (2037.1 sq. feet)



Total area: approx. 351.4 sq. metres (3782.7 sq. feet)

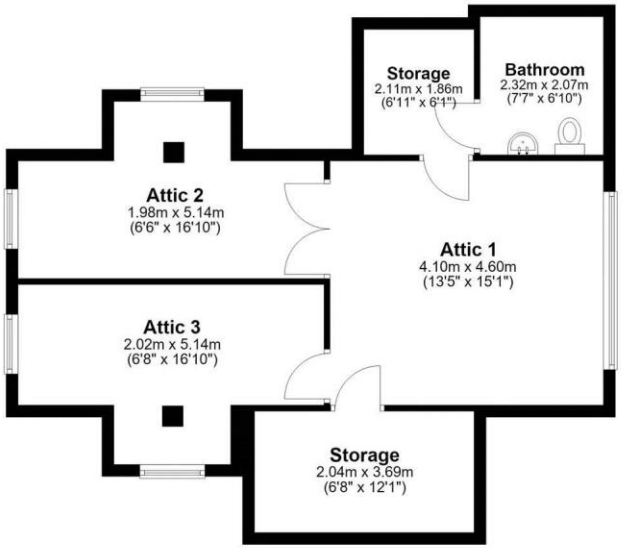
First Floor

Approx. 100.7 sq. metres (1084.0 sq. feet)



Second Floor

Approx. 61.5 sq. metres (661.6 sq. feet)















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From Sanderson Young

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