



### 3 bed detached house to buy in

Moor Park Court, North Shields, Tyne and Wear, NE29 8AH

# £310,000

 x 3  x 3  x 1

Tenure

**Freehold**

### Property features

- ✓ Detached Three Bedroom House.
- ✓ Popular Location.
- ✓ Conservatory.
- ✓ En-Suite.
- ✓ EPC Rating C

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

Louise Tully  
Branch Manager  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

This well-presented detached family home offers spacious and versatile accommodation, together with a large southerly facing rear garden. The property benefits from double glazing and gas central heating and briefly comprises an entrance porch, entrance lobby, downstairs cloaks/WC, spacious lounge, conservatory and a good-sized family breakfasting kitchen.

To the first floor are three double bedrooms, with the principal bedroom benefiting from an en-suite shower room/WC, along with a family bathroom/WC.

Externally, there are gardens to both the front and rear, with the rear garden enjoying a southerly aspect. The property also benefits from an attached garage and driveway providing off-street parking.

Ideally located on a small, mature development in Moor Park, the property is well placed for local amenities, schools and transport links, with the nearby coastal areas of Whitley Bay and Tynemouth also within easy reach.

The property is offered for sale on a Freehold basis and represents an excellent opportunity for those seeking a well-proportioned family home in a popular residential location. Viewing is highly recommended and available by appointment.

Council Tax Band: D

Tenure: Freehold

Price: Offers in Excess Of £310,000

Property Type: Detached House

USPs: Garden

Parking: Driveway

Listed property: No

Conservation area: No

Heating: Gas

Water meter: Yes

## Living Room

7.20m x 3.30m (23'7" x 10'9")



## Kitchen

5.70m x 2.90m (18'8" x 9'6")



## Conservatory



## Bedroom 1

3.90m x 3.30m (12'9" x 10'9")



## Bedroom 2



## Bedroom 3



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## Bathroom

*2.60m x 2.00m (8'6" x 6'6")*



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## En-Suite

*3.00m x 2.20m (9'10" x 7'2")*

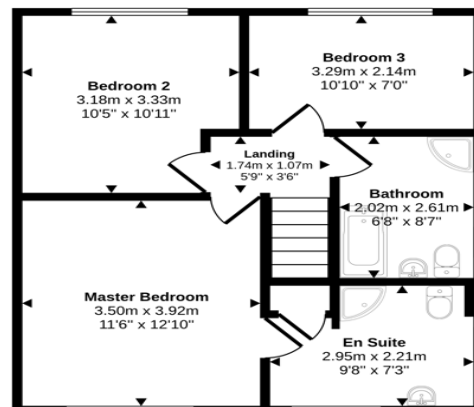
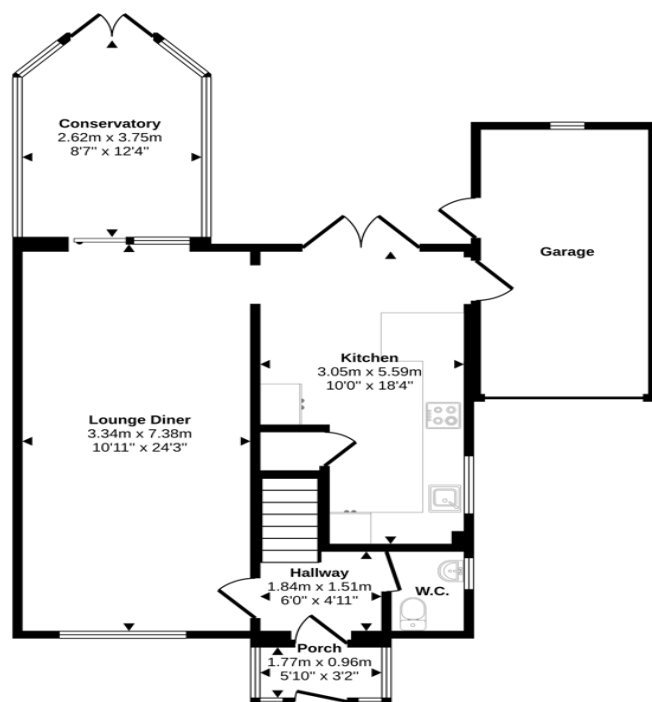


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## Garden



Approx Gross Internal Area  
121 sq m / 1301 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         | 81        |
| (69-80) <b>C</b>                            | 75                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

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Contact your local branch today for more information on this property:

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