



Moor Park Road, North Shields

Offers Over £190,000



RICHARDSO<sup>h</sup>S



# Moor Park Road North Shields, NE29 8AZ

- Three Bedroom
- Great Location
- Spacious Living & Dining Rooms
- Garage
- Semi Detached
- No Onward Chain
- Corner Plot
- EPC Rating D

Offers Over £190,000



**\*\* Three Bedroom \*\* Semi Detached House \*\* Great Location \*\* No Onward Chain \*\* Corner Plot \*\* Garage \*\***

Richardsons are pleased to offer for sale this three bedroom semi detached house situated on Moor Park Road, North Shields.

This property is the perfect development opportunity. Situated on a large corner plot with space to expand.



## Full Description

Richardsons are pleased to offer for sale this three bedroom semi detached house situated in a well-established area on Moor Park Road, North Shields.

This property is the perfect development opportunity. Situated on a corner plot with space to expand.

This family home is ideally located for access to major transport routes including the Coast Road and the A19 to reach the City of Newcastle and further afield. While also within close proximity of the surrounding coastal towns & villages of North Shields and Tynemouth and Cobalt Business Parks.

The accommodation briefly comprises: Entrance hall, lounge, dining area, kitchen and large garage.

To the first floor there are three bedrooms and a bathroom/wc. Externally there are gardens to front, rear and side with a single drive leading to an extended garage.

The property benefits from gas central heating and double glazing.

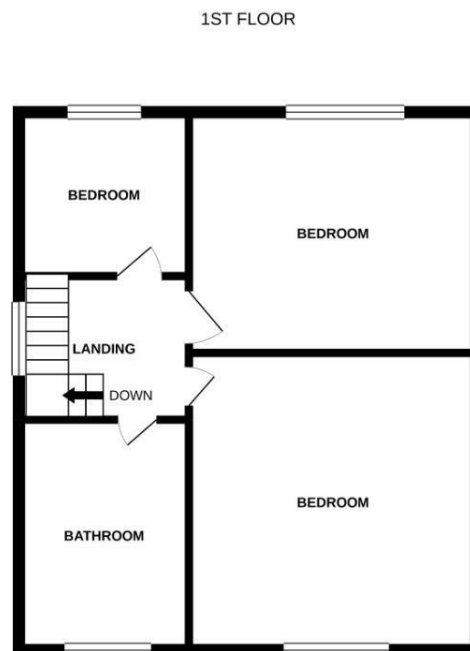
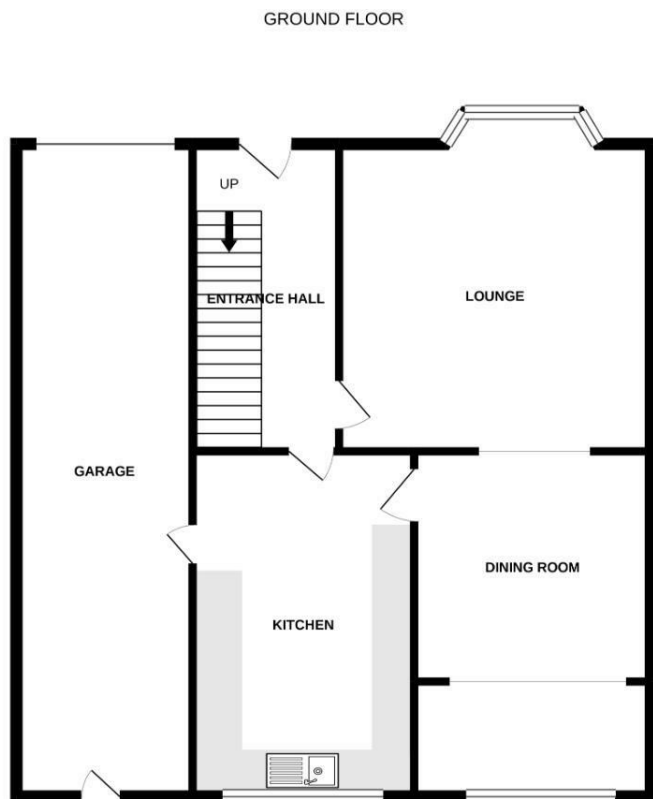
An ideal family home, viewing highly recommended.

## Approximate measurements

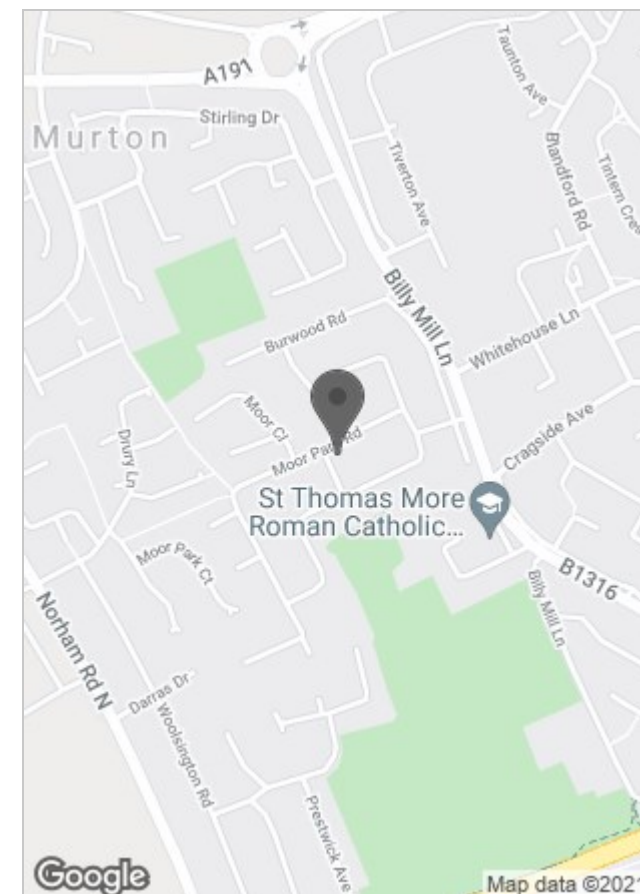
Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

|                    |                             |
|--------------------|-----------------------------|
| <b>Lounge</b>      | 14'9" x 14'9" (4.5m x 4.5m) |
| <b>Dining Room</b> | 11'1" x 11'1" (3.4m x 3.4m) |
| <b>Kitchen</b>     | 10'5" x 10'9" (3.2m x 3.3m) |
| <b>Bedroom 1</b>   | 13'5" x 13'9" (4.1m x 4.2m) |
| <b>Bedroom 2</b>   | 13'5" x 13'9" (4.1m x 4.2m) |
| <b>Bedroom 3</b>   | 8'2" x 7'10" (2.5m x 2.4m ) |
| <b>Garage</b>      | 8'2" x 20'8" (2.5m x 6.3m)  |





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>84</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (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 |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

## Viewing

Please contact our Richardson Estates Office on 01912903770 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.