



40 Moor Park Road  
, North Shields, NE29 8AZ  
**£210,000**



Trading Places



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## 40 Moor Park Road

, North Shields, NE29 8AZ

Trading Places are delighted to welcome to the market this charming semi-detached house on Moor Park Road in the quiet residential area of North Shields. 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 schools, the surrounding coastal towns & villages of Tynemouth and North Shields as well as local business parks, providing a convenient and family-friendly environment.

The property welcomes you with a well presented hallway with doors to the principle rooms on the ground floor and stairs to the first floor. From the hallway you enter the spacious open plan living/dining room which is perfect for entertaining guests or simply relaxing with your loved ones. The dining area takes you through to the well appointed garden room overlooking the beautiful rear. Completing the ground floor there is a fitted kitchen and a separate utility room. The first floor landing provides access to the three bedrooms, two of which are doubles with fitted wardrobes, and a shower room. This property further benefits from gas central heating and is double glazed throughout. Externally, there is a front garden with a drive providing off street parking and a half garage. To the rear of the home is a gorgeous garden that has been well cared for and beautifully maintained with mature shrubs and borders, laid lawn and fenced boundaries.

Don't miss out on the opportunity to make this lovely house your own, offering the perfect blend of comfort and functionality. Contact Trading Places today to arrange a viewing on 0191 2511189. EPC TBC. Council Tax Band C.

### Entrance Hallway

UPVC front door with glazed inserts and side panels into a welcoming bright airy space. Doors leading to living room and kitchen. Stairs to first floor.

### Living Room

14 x 11'11 (4.27m x 3.63m)

Homely open plan front facing lounge providing a fantastic social space. Walk in double glazed bay window, gas feature fireplace with marble insert and timber surround. Large single radiator and open plan onto dining room.

### Dining Room

10'4 x 10 (3.15m x 3.05m)

This bright and spacious room is rear facing with patio door leading to garden room. Great entertainment space easily accommodating a 6 seater table, single radiator and open plan onto lounge area.

### Garden Room

16 x 8'1 (4.88m x 2.46m)

### Kitchen

Functional kitchen incorporating wall, base and draw units with contrasting worktops. 'Belfast' sink with mixer tap, tiled walls and wood flooring. Double glazed window on to Garden Room. Space for single oven. Internal door leading into utility area.





#### Utility Room

Accessed from the kitchen this fantastic additional space provides access to the rear garden and the garage. Plumbing for washing machine, space for tumble dryer and fridge freezer. Base units providing additional storage. 'Belfast' sink provides a fantastic addition to this practical room.

#### First Floor Landing

Double glazed window with obscure glass. Doors to all bedrooms and shower room.

#### Bedroom One

13'6 x 9'3 (4.11m x 2.82m )

Front facing double bedroom with fitted wardrobes to one wall, double glazed window and single radiator.

#### Bedroom Two

11'2 10'2 (3.40m 3.10m)

Another good sized bedroom positioned to the rear of the property with fitted wardrobes and double glazed window.

#### Bedroom Three

7'2 x 7'2 (2.18m x 2.18m )

Single bedroom to front of the property with single radiator and double glazed window.

#### Shower Room/WC

Incorporating shower enclosure with shower mains, low level WC and wash basin and tiled walls. Double glazed window with obscure glass.

#### Front Gardens

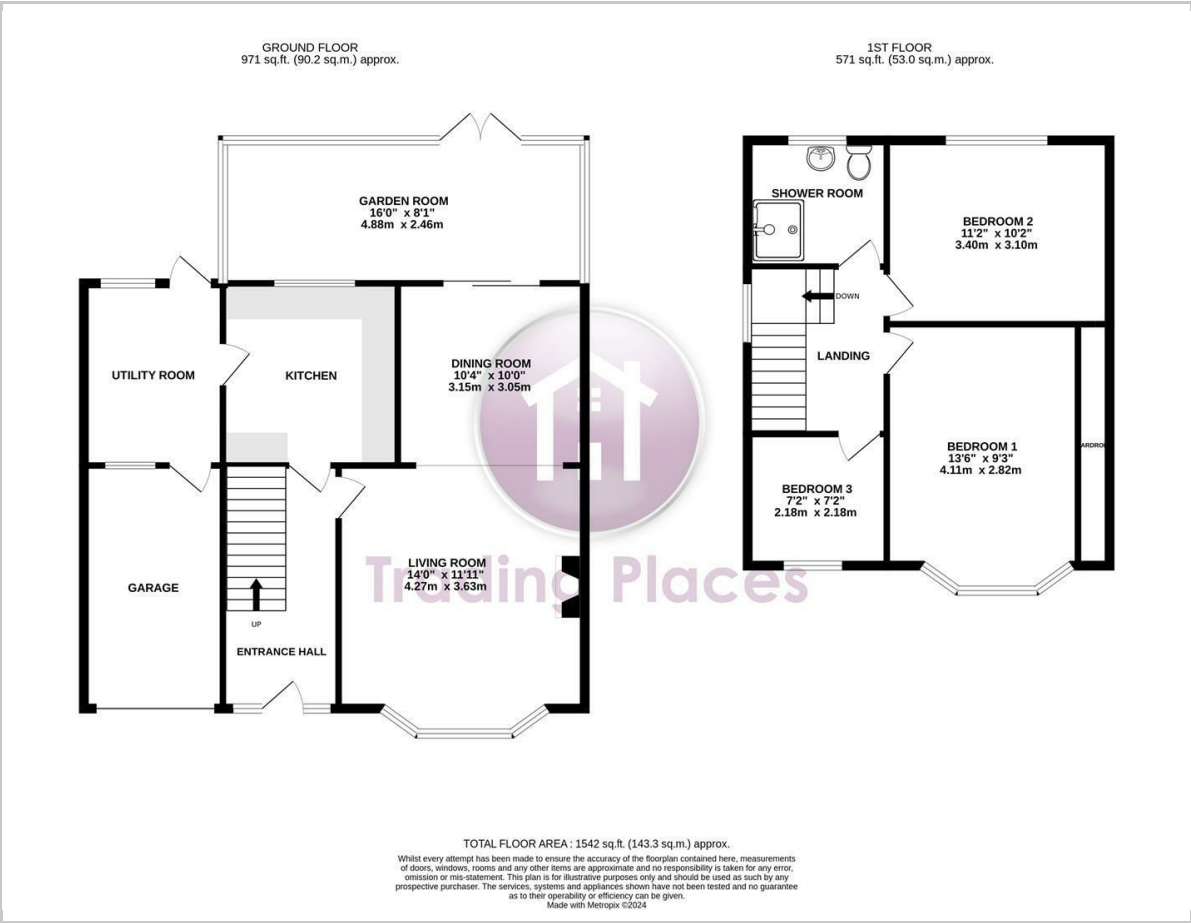
Driveway parking providing off road parking. Mature shrubs and walled boundaries

#### Rear Gardens

A gorgeous and well cared for rear garden with lawn, mature shrubs and paved patio area. The fenced wall boundaries provides security. This garden lends itself for outdoor dining and entertaining guests or family.



Floor Plan

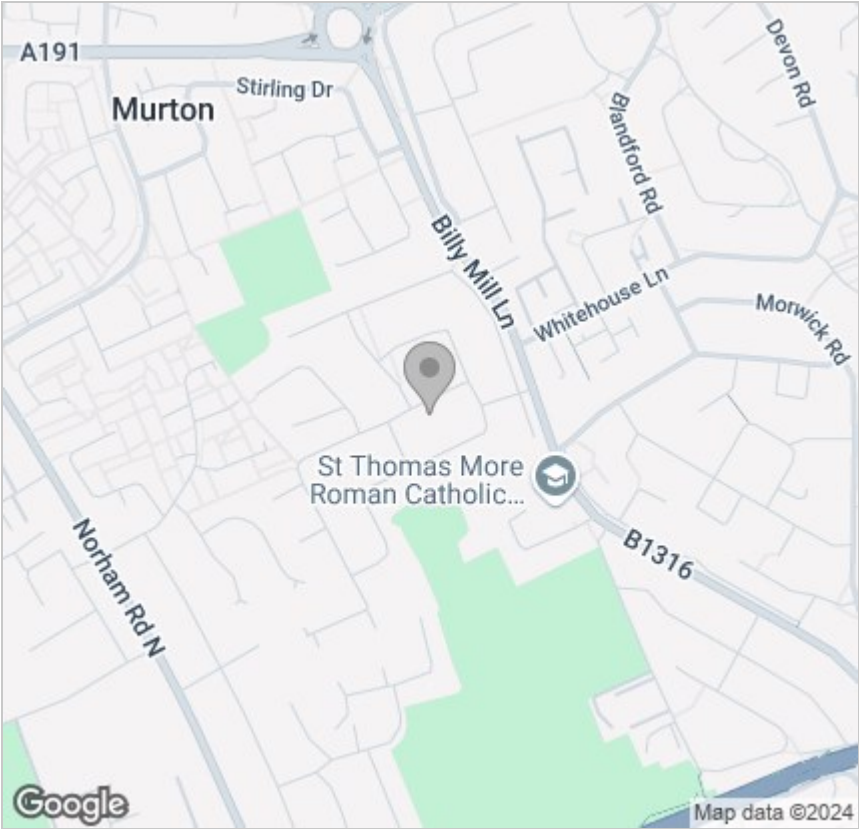


Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

