



## Moorside Place

### Fenham

- Detached House
- Accommodation Over Three Floors
- Five Bedrooms Plus Study
- Family Bathroom, Separate Shower Room & En Suite Bathroom
- Gardens to Front, Side & Rear

**Offers Over: £625,000**

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## MOORSIDE PLACE, FENHAM, NEWCASTLE UPON TYNE NE4 9EA

### PROPERTY DESCRIPTION

Rare to the market is this impressive five bedroom detached house, nestled in a prestigious street within a prime and sought after location. Notably, this property provides ample living space with accommodation spread over three floors.

To the first floor is a large welcoming reception room, perfect for hosting or unwinding. This room has unrivalled views over the Town Moor. The kitchen, also located on this floor, is equipped to cater to all your culinary needs. A convenient ground floor sun room and bathroom is also included, enhancing the functionality of this level. The second floor is home to two of the bedrooms, one of which boasts an en suite bathroom and south facing balcony.

Externally, the property is equally as compelling. It comes complete with a larger than normal garage, providing secure parking and extra storage space. The gardens enveloping the property provide a tranquil setting, with direct gated access to the Town Moor, an outdoor WC adds a practical touch to the outdoor area.

Additional benefits of this location include proximity to local amenities and nearby schools, making it a perfect setting for a family home. The property's location also promises a wonderful community atmosphere, enhancing the appeal of this already desirable home.

The accommodation to the ground floor briefly comprises hallway, garage, boiler room, bathroom, two bedrooms and sun room. To the first floor is a landing, bedroom, lounge/dining room, study, shower room and kitchen. To the second floor is a landing, master bedroom with en suite bathroom, and a further bedroom. Externally, there are gardens to the front, side and rear, together with an outdoor WC.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: F

EPC Rating: TBC

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Parking: Driveway

Mobile Signal Coverage Blackspot: No

The property benefits from double glazing throughout.

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

### TENURE

It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

There is a charge of £33pa for private access to the Town Moor, which is payable to Newcastle City Council.

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## MOORSIDE PLACE, FENHAM, NEWCASTLE UPON TYNE NE4 9EA

### Porch

### Hallway

Stairs to first floor landing. Storage cupboards. Two radiators.

### Garage

Plumbed for washing machine. Belfast sink. Electrically operated roller shutter door to the front. Door to the rear.

### Boiler Room

### Family Bathroom 8' 0" x 7' 10" (2.44m x 2.39m)

Double glazed window to the rear. Panelled bath. Shower cubicle. Vanity wash hand basin. Low level WC. Extractor fan. Heated towel rail.

### Bedroom One 14' 6" x 12' 9" (4.42m x 3.88m)

Double glazed window to the rear. Fitted wardrobe. Radiator. Door to the sun room.

### Bedroom Two 14' 6" x 12' 9" (4.42m x 3.88m)

Double glazed window to the front. Fitted wardrobe. Radiator. Door to the sun room.

### Sun Room 24' 11" x 6' 7" (7.59m x 2.01m)

Door to the rear.

### First Floor Landing

Stairs to the second floor. Double glazed window to the front. Radiator.

### Bedroom Three 13' 11" x 6' 4" (4.24m x 1.93m)

Double glazed window to the front. Radiator.

### Lounge/Dining Room 29' 4" x 12' 11" (8.93m x 3.93m)

Two double glazed windows to the side. Double glazed window to the rear. Double glazed window to the front. Two radiators.

### Study 7' 0" x 7' 11" (2.13m x 2.41m)

Double glazed window to the rear. Radiator.

### Shower Room

Frosted double glazed window to the side. Shower cubicle. Pedestal wash hand basin. Low level WC. Heated toilet rail. Extractor fan.

### Kitchen 15' 9" x 13' 11" (4.80m x 4.24m)

Double glazed windows to the side and rear. Electric oven. Gas hob. Sink/drain. Integral dishwasher. Central island. Radiator.

### Second Floor Landing

Storage cupboard.

### Bedroom Four 13' 6" x 10' 7" (4.11m x 3.22m)

Skylight. Eaves storage. Radiator.

### Bedroom Five 13' 0" x 12' 0" (3.96m x 3.65m)

Sliding door to balcony. Fitted wardrobe. Eaves storage. Radiator.

### En Suite Bathroom 10' 6" x 8' 3" (3.20m x 2.51m)

Two skylights. Panelled bath. Shower cubicle. Vanity wash hand basin. Low level WC. Extractor fan. Heated towel rail.

### External

Driveway. Gardens to the front, side and rear. Outdoor WC. Gated access to the Town Moor.

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**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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