



## Moor Park Court

### North Shields

Favourably positioned detached family home situated within a cul-de-sac on this delightful family friendly estate. Close to local schools, shops, bus routes and with excellent transport links to the A1058 City Centre, A19 North and South, Silverlink and Cobalt Business Park. The property boasts a superb South-Westerly, garden with decked patio and lawn, there is also an extensive front driveway with parking for multiple vehicles and an attached garage with power and lighting. Entrance lobby, gorgeous lounge through dining room, attractive fireplace and gas, coal effect fire. The lounge flows beautifully into the dining room with patio doors out to the garden, inner hallway, downstairs cloaks/w.c., family kitchen with access out to the garden. First floor landing area, three excellent sized bedrooms, the principle, bedroom with fitted sliding wardrobes, excellent size, four, piece family bathroom with separate shower cubicle.

# £249,995

ROOK  
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SAYER

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Entrance Door to:

**ENTRANCE LOBBY:** radiator, double glazed window, door to:

**LOUNGE:** (front): 13'2 x 10'7, (4.01m x 3.22m), double glazed window, attractive feature fireplace with gas, living flame fire, radiator, laminate flooring, door into inner hallway, open through to:



**DINING ROOM:** (rear): 9'7 x 9'4, (2.92m x 2.84m), double glazed patio doors out to the garden, radiator, laminate flooring

**INNER HALLWAY:** turned staircase up to the first floor, door to:

**DOWNSTAIRS CLOAKS/WC.:** low level w.c., hand washbasin

**KITCHEN:** (rear): 10'1 x 9'4, (3.07m x 2.84m), a spacious, light and airy kitchen with double glazed window overlooking the rear garden, the kitchen is fitted with a range of base, wall and drawer units, roll edge worktops, single drainer sink unit with mixer taps, gas point, plumbed for automatic washing machine, radiator, brick effect tiling, door out to the side and rear garden



**FIRST FLOOR LANDING AREA:** double glazed window, airing cupboard housing hot water tank, loft access, radiator, door to:

**BEDROOM ONE:** (rear): 11'1 x 10'2, (3.38m x 3.10m), excluding depth of two double sliding wardrobes, radiator, double glazed window

**BEDROOM TWO:** (front): 10'4 x 9'6, (3.15m x 2.90m), radiator, double glazed window, laminate flooring

**BEDROOM THREE:** (front): 10'0 x 7'4, (3.05m x 2.24m), radiator, double glazed window, laminate flooring



**BATHROOM:** modern bathroom with mixer taps, separate shower cubicle with electric shower, vanity sink unit with mixer taps, low level w.c. with recessed flush, chrome ladder radiator, modern tiling, panelling to shower area and ceiling, double glazed window

EXTERNALLY: delightful South-Westerly rear garden with decking, lawn and feature gravelling, gated access through to the front, extensive driveway and attached garage. The garage houses the central heating boiler and has power and lighting

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: Fibre to premises
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway/Garage

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

Freehold – 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

COUNCIL TAX BAND: C

EPC RATING: D

WB4552 AI.DB.28.03.2025 V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





**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.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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