



# 71 Moorside North

Newcastle Upon Tyne



SANDERSON  
YOUNG



71 Moorside North  
Newcastle Upon Tyne

Stylish and beautifully presented five bedroom, three reception room period semi detached house, located on the much sought after Moorside North, with gated driveway, single garage and attractive landscaped gardens - No upward chain

A fabulous, double fronted semi detached house on Moorside North, with well proportioned accommodation over three floors extending to over 3200 sq.ft - with five bedrooms, three reception rooms and an excellent family kitchen/breakfast room.

Price Guide:  
Offers Over £795,000

5 3 3 D





Externally, there is a new electric garage door fitted, and the garden has been landscaped with a raised decked terrace to take in the morning sun.

The house has retained many period and original features including; stunning period fireplaces and decorative surrounds, ceiling coving and picture rails, wood floors, original balustrade staircase and stained glass and leaded windows to the hallway and vestibule.

Ground floor - Vestibule | Stunning reception hallway with a balustrade staircase to the first floor, original stained glass & leaded windows and door and understairs storage | Cloakroom/wc | Sitting room with a feature fireplace with decorative surround and windows and a door opening to the garden | Formal dining room with period style fireplace, wood floor and a bay window to the front | Versatile study/family room with attractive fireplace and dual aspect windows | Superb open plan family kitchen/breakfast room with wood burning stove - the kitchen is fitted with a range of cabinets with a granite worktop, range cooker, integrated dishwasher and fridge/freezer | Utility room with French doors opening to the garden.

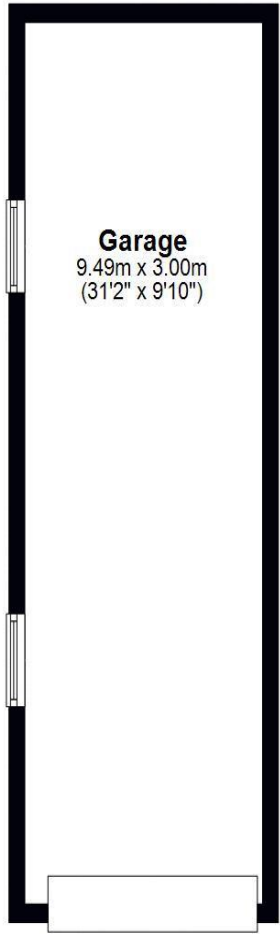
First floor - Impressive first floor landing with a continuation of the staircase to the second floor | Master bedroom with a period fireplace and bay window to the front | Ensuite shower room with walk in shower and twin wash hand basins, and wc | Three further double bedrooms with feature fireplaces | Family bathroom with a bath and separate shower.



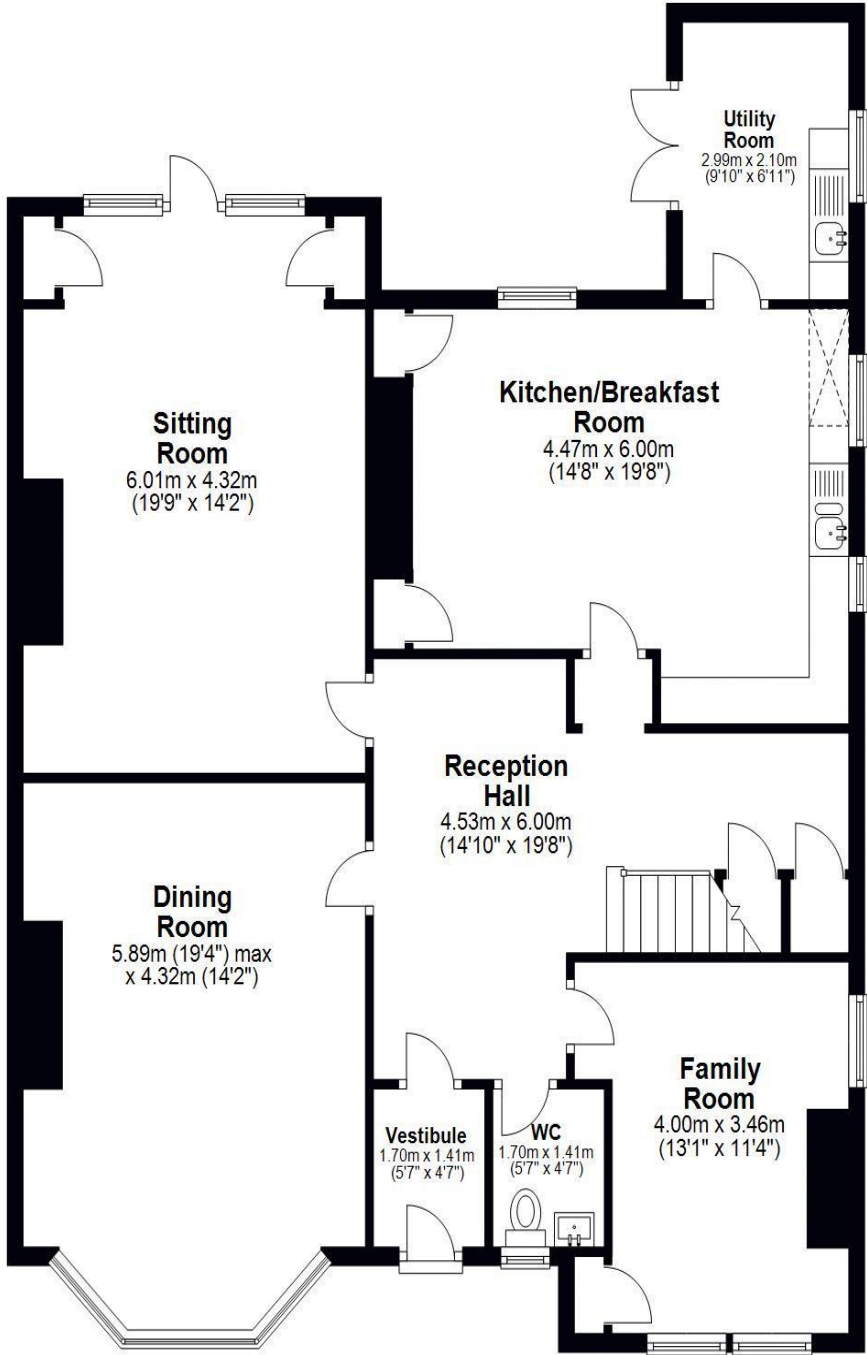
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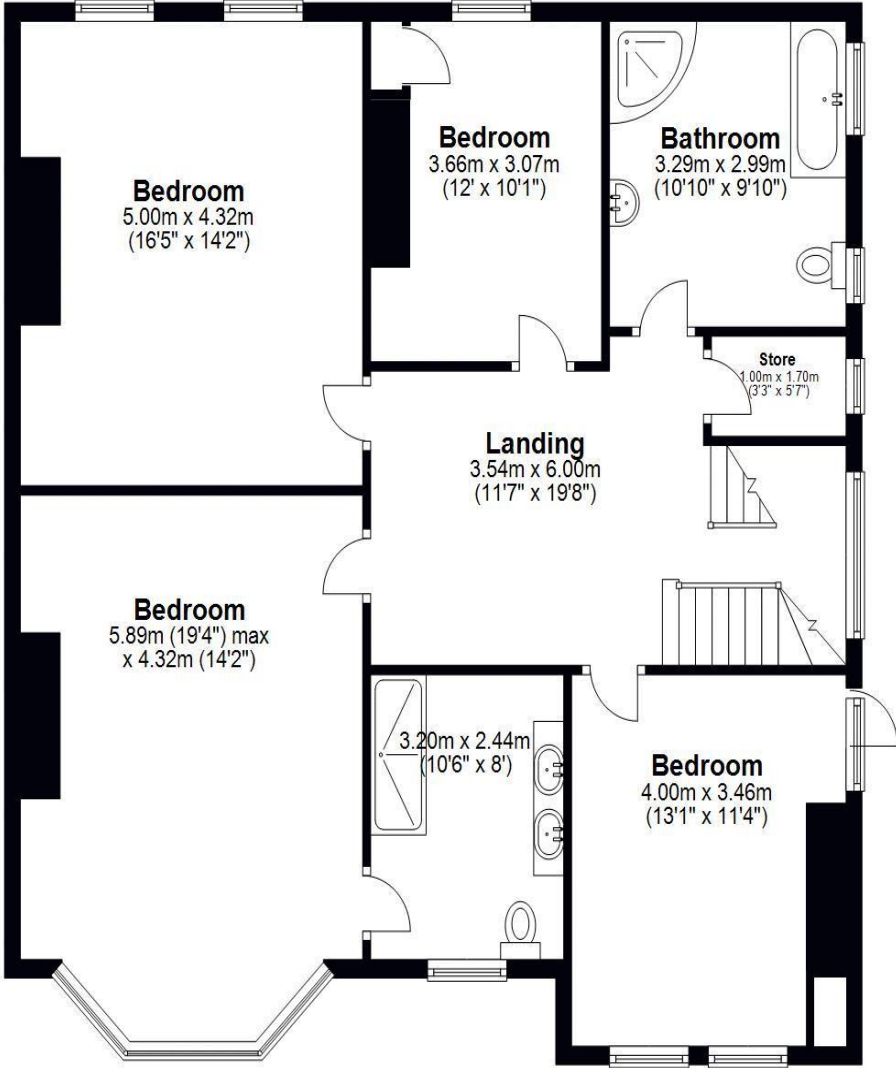
**Garage**  
Approx. 28.5 sq. metres (306.5 sq. feet)



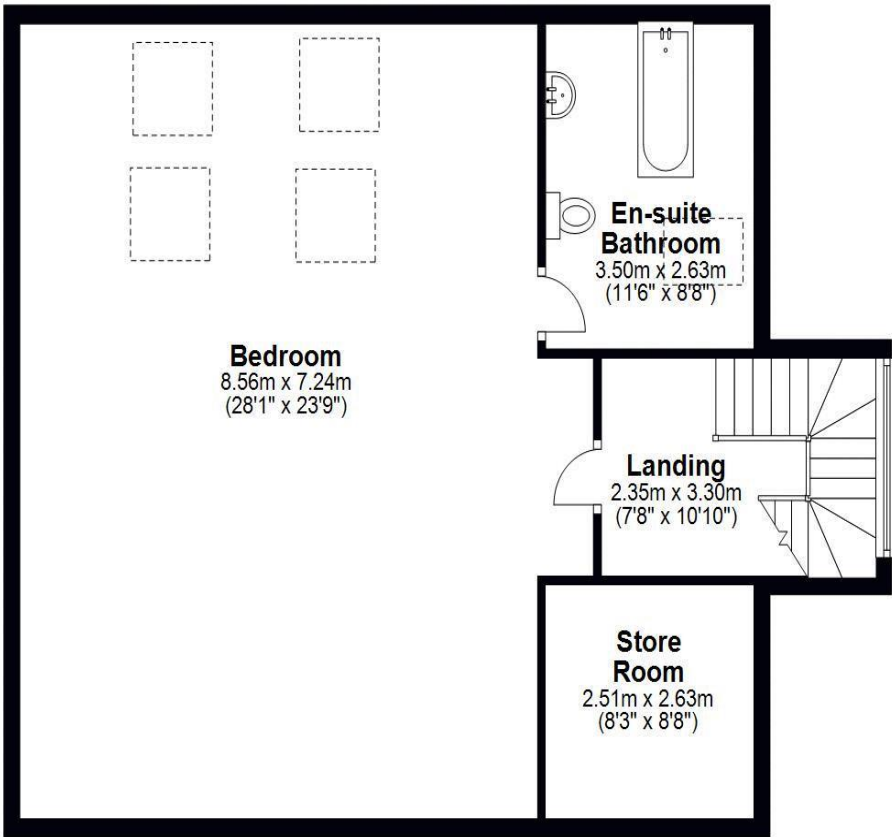
**Ground Floor**  
Approx. 120.0 sq. metres (1291.4 sq. feet)



**First Floor**  
Approx. 109.9 sq. metres (1183.3 sq. feet)



**Second Floor**  
Approx. 82.5 sq. metres (888.3 sq. feet)



Total area: approx. 340.9 sq. metres (3669.6 sq. feet)  
**71 Moorside North, -**



Second floor - Magnificent loft bedroom five with great feeling of space & light with a full height vaulted ceiling and four Velux windows - there is useful built in storage to each of the eaves | Ensuite bathroom/wc.

Externally - The front garden is landscaped with a central lawn and mature shrubs, with a brick wall with and traditional iron railings. The block paved driveway provides off street parking for one car, leading to a further secure gated enclosed driveway area and in turn to the detached single garage with electric garage door.

The rear garden is lawned with a raised decked terrace seating area, mature trees and shrubs and climbing plants to the boundary wall & fence, giving good privacy.

Moorside North is one of Fenham's most desirable residential roads, ideally located for Newcastle City Centre and perfect for easy access to the surrounding parks & greenery, Newcastle Hospitals and Universities and only a short walk from one of the regions finest independent schools.

Services | Mains; Electricity, Water, Drainage, Gas | Tenure; Freehold | Council Tax; Band F | EPC Rating; D

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