



## 11 Moor Close

Moorsholm, TS12 3JS

**£189,995**



Located in the charming village of Moorsholm, this delightful semi-detached bungalow on Moor Close offers a perfect blend of comfort and convenience.

The bungalow features a well-appointed bathroom, designed for both functionality and comfort. The property is set within a peaceful village, making it an ideal choice for those seeking a tranquil lifestyle while still being within easy reach of local amenities.



Tenure: Freehold

Council Tax Band: C

EPC Rating: E.

#### Entrance Porch

uPVC double glazed.

#### Lounge 14'6" x 17'9" (4.43 x 5.42)

Double glazed window to the front aspect.  
Electric fire with stone surround.

Two double radiators.

#### Dining Room 11'8" x 10'6" (3.56 x 3.21)

Double glazed window to the rear aspect.  
Double radiator.  
Staircase rising to the first floor.

#### Ground Floor Bedroom 9'11" x 8'4" (3.04 x 2.56)

Double glazed window to the rear aspect.  
Fitted wardrobes.  
Double radiator.

#### Bathroom 6'1" x 6'8" (1.86 x 2.05)

Double glazed, frosted window to the side aspect.  
A cream bathroom suite comprising of a low level WC, pedestal wash hand basin and a panelled bath with electric shower over.  
Part tiled walls.  
Radiator.  
Extractor fan.

#### Kitchen 10'7" x 10'11" (3.25 x 3.33)

Farmhouse style fitted wall and base units with marble effect roll top work surfaces.  
Tiled splashbacks.  
Granite effect sink with mixer tap.  
Double electric oven and ceramic hob.  
Integrated microwave.  
Double radiator.  
Tiled flooring.

#### First Floor

#### Bedroom 21'9" x 12'7" (6.63 x 3.86)

Double glazed window to the rear aspect.  
Radiator.

#### En Suite

A three piece suite comprising of a low level WC, wash hand basin inset into a vanity unit and a shower cubicle with an electric shower.  
Single radiator.

#### Bedroom 11'6" x 7'11" (3.53 x 2.42)

Velux window.  
Radiator.  
Built in eaves storage.

#### Converted Garage

Garage converted into a Utility room with plumbing for a washing machine.

#### External

The front garden is laid to lawn with a border of mature shrubs and plants and a blocked paved driveway providing off street parking.  
To the rear of the property is an extensive garden including a lawn, sheds, a greenhouse and vegetable patch, with sweeping views to the rear.

#### Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

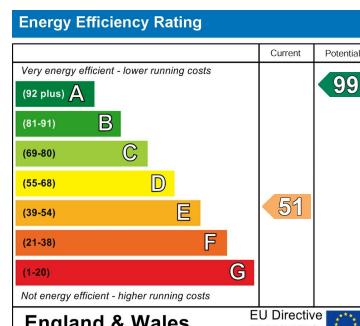
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.