



## 2 Moorhouse Close

South Shields, NE34 0YQ

£129,950



Situated in a quiet cul de sac location, this ideal first home offers ready to move into accommodation that you can put your stamp on. The property is neutrally decorated throughout and benefits from a recently installed, modern shower room and comprises two double bedrooms, a well-proportioned kitchen/diner and a comfortable living room, ideal for everyday living and entertaining. Additional highlights include gas central heating, double glazing, and an enclosed rear garden enjoying a desirable south westerly aspect, creating a pleasant sun trap. Off-street parking and the advantage of no onward chain complete this attractive and well rounded home.



### Entrance hall

Stairs to the first floor and a large built in storage cupboard, tiled floor and a radiator

### Living room 11'8" x 10'7" (3.56 x 3.25)

Radiator

### Kitchen diner 21'3" x 8'4" max (6.50 x 2.56 max)

Fitted with a range of wall and base units with contrasting work surfaces housing a sink unit, electric hob with oven under and filter hood over, integral fridge, space for appliances, large built in storage cupboard and a patio door to the garden, tiled floor and a radiator

### First floor

Landing with two good built in cupboards, one housing the Worcester boiler

### Bedroom 1 15'5" x 9'9" (4.70 x 2.98)

Fitted wardrobes and sets of drawers, radiator

### Bedroom 2 12'11" x 9'5" (3.95 x 2.88)

Built in cupboard, storage unit, radiator

### Shower room 5'4" x 5'3" (1.65 x 1.62)

A stylish shower room with an enclosure having a mixer shower with drencher and spray shower heads, vanity unit and wash basin with light shelf and mirror over, tiled walls and a towel radiator

### Separate WC

WC and a tiled floor

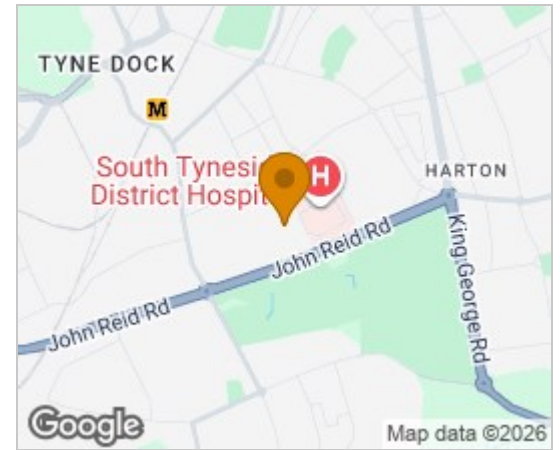
### External

To the front is a block paved drive for off street parking, whilst to the rear are South West sun trap gardens with patio, lawns and fencing.

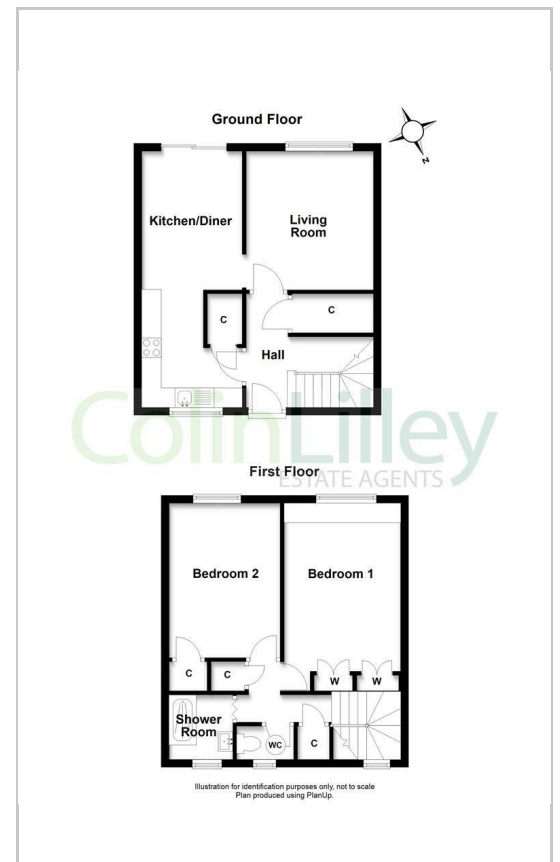
### Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 1 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 likely, EE, Three and Vodafone limited.

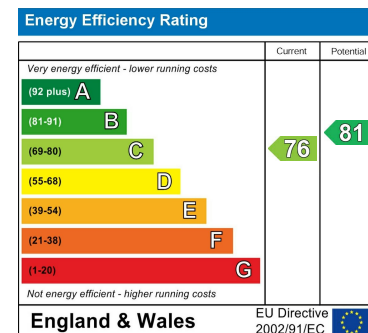
## Area Map



## Floor Plans



## Energy Efficiency Graph



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