

## Moore Avenue South Shields NE34 6AA

Set on the highly sought-after Moore Avenue in Harton Village, this spacious late-Victorian detached home combines period charm with modern living. Positioned on a generous double plot, it offers a front garden with mature shrubs, driveway parking for multiple vehicles, and side gate access to a south-facing rear garden with a generous patio, mature trees and shrubs, greenhouse with electrical supply, and garden shed.

Inside, the home retains many period features including coving, picture rails, wood flooring, bay windows, and feature fireplaces. Accommodation comprises a welcoming entrance porch and hallway, lounge with bay window and feature fireplace, formal dining room, kitchen/diner with granite work surfaces and breakfast area overlooking the garden, ground floor cloakroom, and a bright first-floor landing. There are multiple double bedrooms with built-in storage and period details, plus a modern bathroom and separate WC.

Additional benefits include a south-facing outdoor office/studio with lighting, electrical and USB points, and a double garage with electric up and over door.

This elegant family home offers spacious, characterful accommodation on one of Harton Village's most desirable tree-lined streets – a rare opportunity in a highly sought-after location.

## Offers in the region of £695,000

# 7 Moore Avenue

## South Shields NE34 6AA



- DETACHED RESIDENCE IN HARTON VILLAGE
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/DINER
- DOUBLE GARAGE
- GARDEN OFFICE
- SOUTH FACING GARDEN
- DRIVEWAY FOR MULTIPLE CARS
- SUBSTANTIAL PLOT
- EPC TO FOLLOW

### Entrance Porch

A traditional front door opens into a light and airy entrance porch, featuring classic Victorian-style flooring. The space is bright and welcoming, with a glazed internal door providing a seamless transition into the main hallway.

### Hallway

A traditional-style hallway, in keeping with the period of the home, featuring lower white panelled walls complemented by contrasting upper walls. The space provides access to the ground floor cloakroom.

### GF Cloaks

A surprisingly spacious ground floor cloakroom, fitted with a WC and wash hand basin.

### Lounge

A generous lounge brimming with traditional features, including a feature fireplace with cast iron inset and original wood flooring. A charming bay window overlooks the garden, while a UPVC door provides direct access. The room is neutrally decorated, creating a bright and welcoming space.

### Dining Room

A generous dining room, featuring a commanding bay window and a feature fireplace. The room retains many period details and benefits from elegant wood flooring, creating a warm and inviting space.

### Kitchen/Diner

The kitchen/diner features a tiled floor and an abundance of fitted wooden units with granite work surfaces. It is equipped with an electric hob with extractor, a built-in double oven, integrated fridge freezer, and integrated dishwasher, alongside a stainless

steel sink with mixer tap. A handy larder cupboard provides additional storage. The space opens into a charming breakfast area, enjoying a bright outlook over the south-facing garden with double doors leading outside.

### First Floor

A bright and spacious landing, featuring original stained glass windows fitted with triple glazing, allowing light to flood the space while retaining period charm.

### Bedroom

A spacious double bedroom with dual-aspect windows, retaining many period features including coving and a picture rail. Decorated in modern, light tones, the room feels bright and airy.

### Bedroom

A neutrally decorated double bedroom, featuring a dado rail and built-in wardrobes along one wall, offering ample storage space. Dual aspect.

### Bedroom

A double bedroom with plenty of natural light and offering a bright, airy front-facing aspect.

### Bedroom

A double bedroom with rear facing aspect, aspect currently used as an office but can be adapt back to a double bedroom.

### WC

A modern WC with tiled walls, featuring a low-level WC and a wash hand basin.

### Bathroom

A modern bathroom decorated in neutral tones, featuring a white panelled bath, a shower enclosure with a waterfall mains shower, a vanity wash hand basin, and a heated towel rail.

### Double Garage

A double garage situated on a spacious driveway, providing ample parking and vehicle storage. Fitted with an electric roller shutter door, electrical sockets, and lighting, the garage also offers generous space for additional storage.

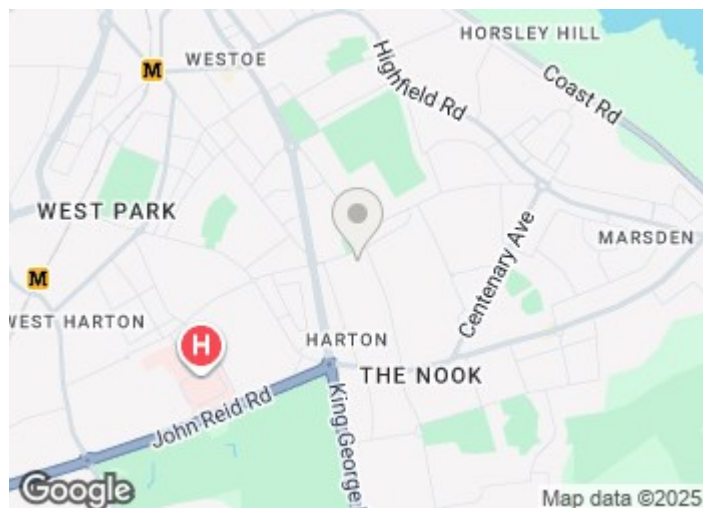
### Office/Studio

A pleasant south-facing office/studio overlooking the garden, neutrally decorated and fitted with electrical sockets, lighting, and USB charging points. The space features laminate wood-effect flooring and double doors providing direct access to the garden.

### External

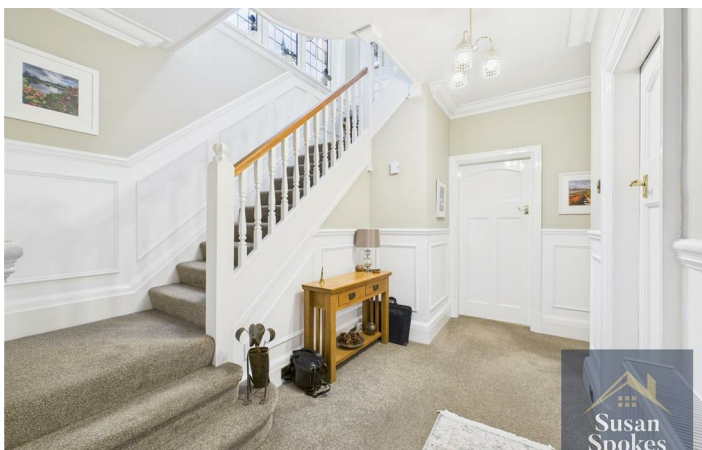
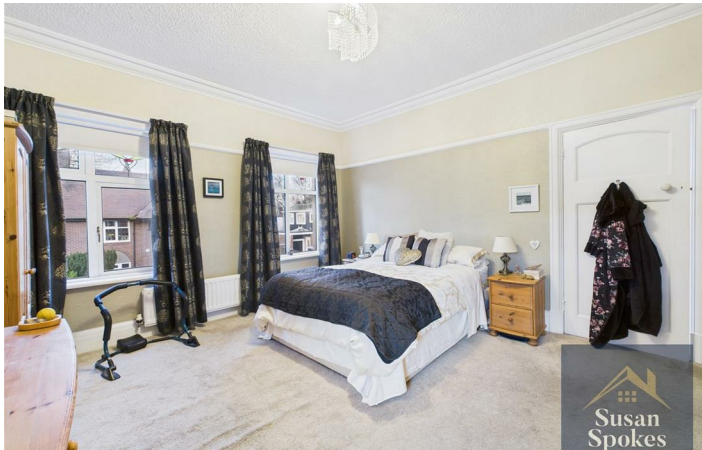
This lovely detached home occupies a generous double plot and enjoys a wonderful, mature south-facing garden. To the front, a spacious driveway provides off-street parking for multiple vehicles and leads to a double garage. The front garden is attractively landscaped with mature shrubs and trees and features gated side access to the rear.

The rear garden is a particular highlight, featuring a splendid raised patio with a block-paved effect, ideal for outdoor entertaining. There is a lean-to currently used as a greenhouse with tiled flooring, along with a separate outdoor office/studio enjoying pleasant south-facing views. Additionally, a garden shed offers further practical storage.



## Directions





Floor Plan



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