



rare!
From Sanderson Young



102 Moorside North
Fenham



102 Moorside North, Fenham, Newcastle upon Tyne, NE4 9DU

Guide Price £795,000

This stylish and extended Edwardian semi-detached family home with delightful rear gardens occupies a prominent position on one of Fenham's most popular residential roads. A wide tree-lined avenue, Moorside North, situated close to Newcastle City Centre, is perfectly placed to give access to surrounding greenery, the Newcastle hospitals and is placed only a short walk from one of the region's finest independent schools.

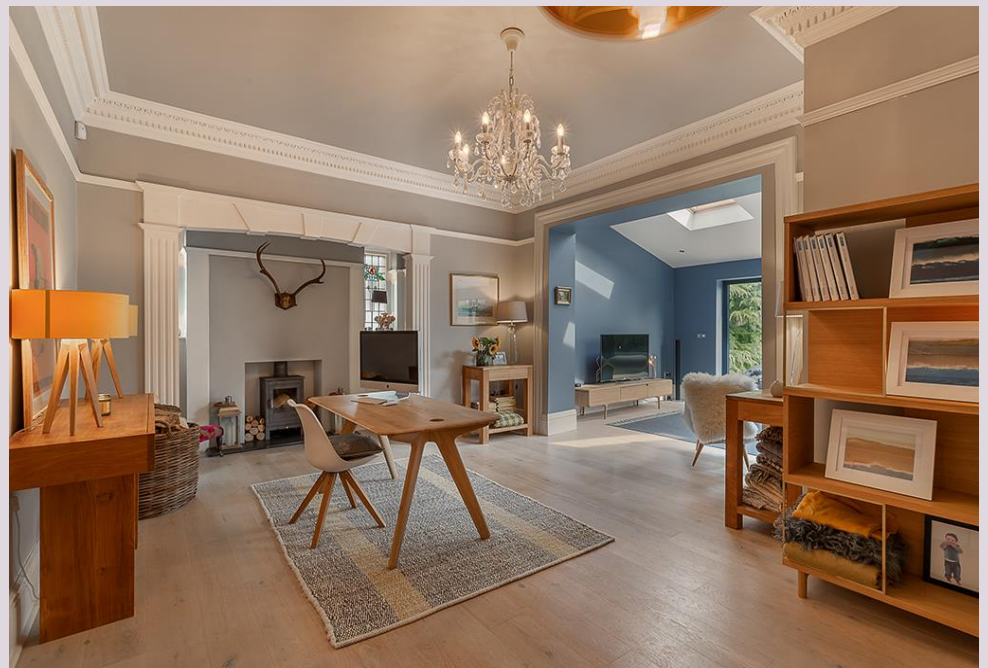
Boasting over 2,600 sq ft over three storeys the accommodation comprises; Entrance hall with proud staircase and under-stairs cloakroom and ground floor WC; Lounge/Snug with walk-in bay and 'Chesney's' fireplace with limestone surround. The rear of the property has been extended to now offer an impressive, full width, open plan family space & dining room measuring 31ft, with oak flooring and underfloor heating, bi-folding doors to the rear terrace and gardens, and 'Velux' windows offering a modern, light and airy space; family area (which is currently being utilised as a study space) with 'Chesney's' log burner and oak flooring; The stylish, re-fitted 22ft 'Mowlem & Co' kitchen offers a central island with breakfast bar, integrated appliances and door to utility room. A generous first floor landing with stained glass picture window and airing cupboard leads to three double bedrooms, the master bedroom with bespoke fitted storage and contemporary re-fitted en-suite shower room with underfloor heating; Family bathroom. The stairs to the extended second floor give access to three further bedrooms, a shower room and eaves storage.

Externally, a pleasant garden to the front with walled and hedged boundaries includes a block-paved driveway that surrounds the house which provides off street parking for multiple vehicles and leads to a detached garage measuring 18ft with light and power. The delightful rear gardens are laid mainly to lawn with planted borders, paved patio seating area, fenced boundaries and gated access to the moor, perfect for buyers with dogs. This superb, period family home retains many original features including tall ceilings with ornate cornice, cast iron radiators, sash windows with stained glass leaded lights and five-panel doors with original hardware.

Extended Edwardian Semi-Detached | 3,229 Sq ft (300.04 m2) | Six Bedrooms | Three Reception Rooms | Impressive 31ft Open Plan Living/Dining Space | 22ft Open Plan Kitchen/Breakfast Room with 'Mowlem & Co' Units | Ground Floor WC | Utility Room | Stylish Re-Fitted Family Bathroom & En-Suite Shower Room | Delightful Rear Gardens | Multi-Car Driveway & 18ft Garage | CCTV System | Well Presented Throughout | Great Location | GCH | EPC Rating: D

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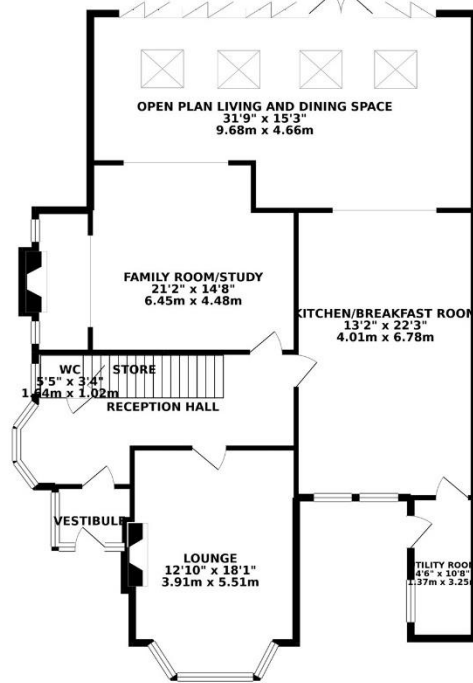




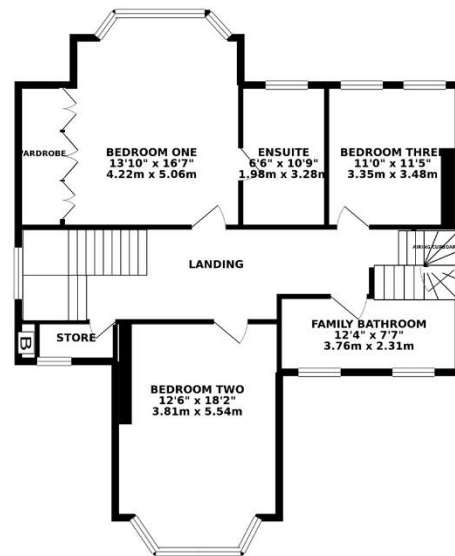




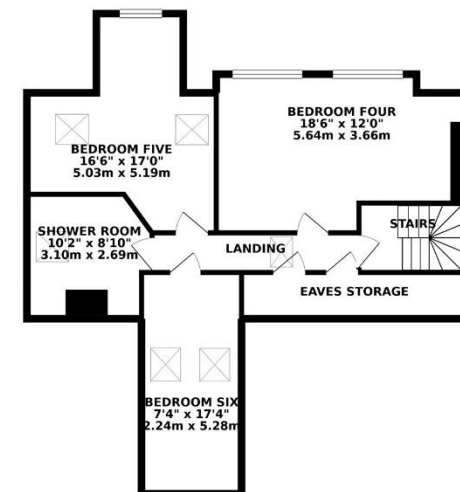
GROUND FLOOR 1472.67 sq. ft.
(136.82 sq. m.)



1ST FLOOR 987.07 sq. ft.
(91.70 sq. m.)



2ND FLOOR 769.92 sq. ft.
(71.53 sq. m.)



TOTAL FLOOR AREA : 3229.65 sq. ft. (300.04 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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