

REDUCED

£399,995 Freehold



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ABOUT THE PROPERTY

A substantial detached property situated in the popular Crossgate Moor area of the City, close to the local schools and amenities. Internally this spacious property comprises of an entrance hallway, lounge/dining room with French doors to the rear garden, spacious family room, kitchen/breakfast room, ground floor Cloaks with wc. The first floor offers four bedrooms, the main bedroom with en-suite and a family bathroom. Externally there is a west facing garden to rear, blocked paved courtyard parking to front. The rear of the property provides a detached garage.

FEATURES

- Substantial Detached City House
- Living Room with Dual Aspect
- Separate Dining Room
- Modern Kitchen with Breakfasting Area
- Four Bedrooms
- Two Stylish Bathrooms
- Enclosed West Facing Rear Garden
- Detached Garage and Drive
- Front Courtyard
- EPC E Rating
- Council Tax Band - E



ROOM DESCRIPTIONS

The Accommodation

Ground Floor

The full length living room enjoys French doors to rear garden, and a bay window to front. There is a feature stone effect fire surround, with decorative log burner inset, and two radiators. There is a second reception room with bay window to the front aspect with feature fire surround. The kitchen benefits from a good range of wall and base units, granite work surfaces, integrated electric oven, gas hob, extractor canopy, dishwasher, fridge and freezer. Recessed spot lighting as well as decorative coving. Breakfast bar area with French doors leading out to rear garden. Cloaks with wash basin and WC, storage under-stairs.

First Floor

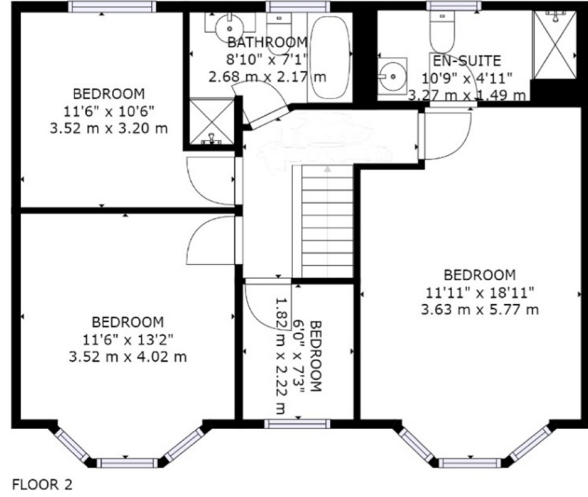
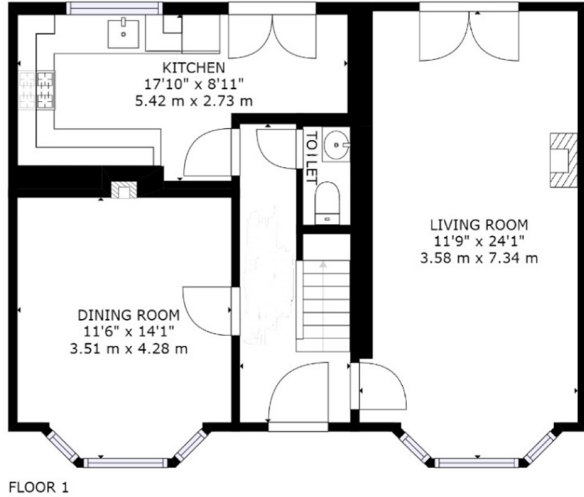
There are four bedrooms, with the main bedroom benefitting from fitted robes to one wall, and bay window to front aspect, a stylish en-suite with double shower cubicle, wash basin and wc, with opaque glazed window. Two further good sized bedrooms, and a smaller room ideal for home office. The house bathroom comprises of bath, shower cubicle, vanity unit housing wash basin and chrome heated towel rail.

Exterior

The west facing rear garden is mainly laid to turf, with gated access to detached garage. The front is a block paved courtyard with shrubs to border.



FLOORPLAN



GROSS INTERNAL AREA
FLOOR 1: 692 sq. ft, 64 m², FLOOR 2: 688 sq. ft, 64 m²
TOTAL: 1380 sq. ft, 128 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.