



## 2 bed semi-detached house to buy in NE12

Moor View, Camperdown, Newcastle upon Tyne, Tyne and Wear, NE12 5XB

# £145,000

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Two-bedroom semi-detached
- ✓ Double driveway providing off-street parking
- ✓ Impressive garden bar/outbuilding with power and lighting
- ✓ Viewing highly recommended
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Pattinson are pleased to welcome this beautifully presented two-bedroom semi-detached home boasting a fantastic private rear garden and an impressive fully-equipped garden bar/outbuilding, creating the perfect space for entertaining, relaxing or enjoying hobbies all year round.

Situated within the popular residential area of Camperdown, this attractive home offers well-proportioned accommodation throughout and would make an ideal purchase for first-time buyers, young professionals or those looking to downsize.

The ground floor comprises a bright and spacious living room, a fitted kitchen with ample wall and base units, and an additional dining area with patio doors opening directly onto the rear garden. To the first floor there are two generous bedrooms and a modern family bathroom fitted with a three-piece suite and shower over the bath.

Externally, the property benefits from a double driveway providing off-street parking to the front. To the rear is a delightful, enclosed garden which enjoys a high degree of privacy and backs onto open fields. The garden is laid to lawn and paving, offering excellent space for outdoor dining and entertaining. A particular highlight is the substantial garden bar/outbuilding, complete with power and lighting, creating a unique and versatile space that could be used as a home bar, games room, entertaining area, home office or hobby room.

Viewing is highly recommended to fully appreciate the accommodation, outdoor space and exceptional garden bar this wonderful home has to offer.

To arrange your viewing please get in touch via our Forest Hall branch - 01912150677 - [Forest.hall@pattinson.co.uk](mailto:Forest.hall@pattinson.co.uk)

Council Tax Band: A

Tenure: Freehold

Price: £145,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1955

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## External

To the front of the property is a double driveway providing off-street parking for multiple vehicles. The property enjoys an attractive frontage and is situated within a popular residential location.



## Living Room

4.48m x 4.36m (14'8" x 14'3")

A bright and spacious reception room featuring a large front-facing window allowing for plenty of natural light. Offering ample space for furnishings and creating a comfortable area for relaxing and entertaining.



## Kitchen

5.76m x 2.29m (18'10" x 7'6")

Fitted with a range of wall and base units incorporating work surfaces, sink unit and space for appliances.



## Dining Area

Open to a useful dining area providing additional living space, with patio doors leading directly to the rear garden, ideal for indoor-outdoor living and entertaining.



## Bathroom

2.01m x 1.67m (6'7" x 5'5")

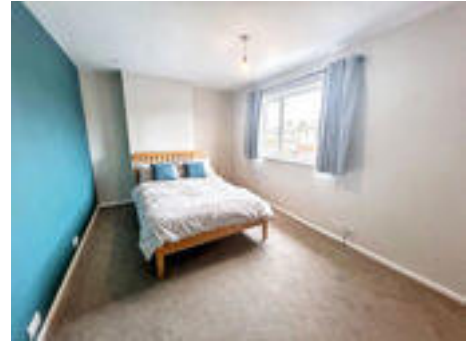
Fitted with a modern three-piece suite comprising low-level WC, wash hand basin and panelled bath with shower over. Finished with a heated towel radiator and complementary tiling.



## Bedroom 1

3.05m x 4.76m (10'0" x 15'7")

A spacious principal bedroom featuring a large window allowing for excellent natural light. Benefiting from a useful built-in deep storage cupboard providing excellent storage solutions.



## Bedroom 2

3.00m x 2.64m (9'10" x 8'7")

A well-proportioned second bedroom overlooking the rear garden and open fields beyond. Benefiting from fitted wardrobes and offering versatile accommodation suitable as a bedroom, nursery or home office.



## Garden

A standout feature of this home is the generous rear garden, enjoying a private aspect and backing directly onto open fields, creating a pleasant outlook with no immediate rear neighbours. The garden is laid to a combination of lawn and paved patio, offering excellent space for outdoor seating, dining and entertaining.

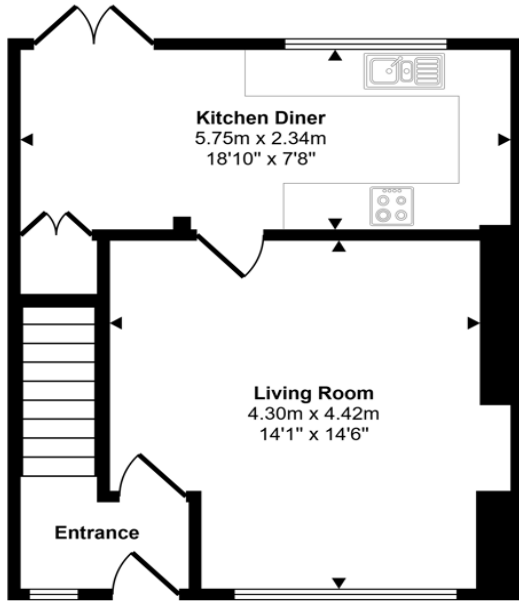


## Bar/Outhouse

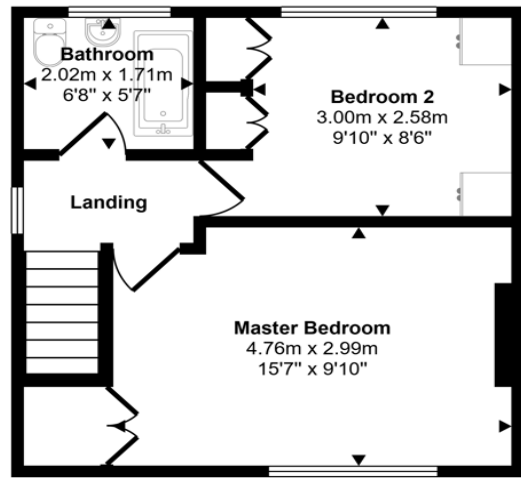
A fantastic addition to the property and a true feature of the home. Equipped with power and lighting, this versatile space has been transformed into an impressive bar and entertainment room, ideal for hosting family and friends. The space could also be adapted to suit a variety of uses including a games room, home office, gym or hobby room.



Approx Gross Internal Area  
73 sq m / 781 sq ft



Ground Floor  
Approx 39 sq m / 423 sq ft



First Floor  
Approx 33 sq m / 358 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**  
<https://www.alignsurveyors.co.uk/>

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