



# 18 Moor Crescent

Gosforth



SANDERSON  
YOUNG





## 18 Moor Crescent Gosforth, NE3 4AP

A well presented and stylish six bedroom period home, offering an attractive front town garden and enclosed rear courtyard garden with a wood garage door for off street parking. Offering circa. 2700 sq.ft. the property has been fully redecorated throughout with a newly refitted family bathroom and new Range cooker added to the kitchen.

The property also benefits from Herringbone flooring to the ground floor, double glazed sash windows, traditional cast iron radiators, and lovely features including cornicing to the ceilings and beautiful fireplaces.

Moor Crescent, which is highly regarded as one of the most sought after streets within the centre of Gosforth, provides excellent access to Gosforth High Street with its shops, cafes and amenities, as well as being close to outstanding local state and independent schooling and excellent transport links.

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### Price Guide:

Offers Over £775,000

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The property is perfectly positioned, adjacent to Newcastle's Town Moor, and offers direct access to lovely open green space and is also located only a short walk from Newcastle City Centre, both Newcastle and Northumbria University's and the regions hospitals

The internal accommodation comprises: Vestibule | Reception hallway with Herringbone flooring | Cloakroom/wc | Sitting room with cast iron wood burning stove | Dining room with French doors to the rear garden and Velux window, as well as a fire | Superb contemporary family kitchen with excellent natural light from the French doors and window - a range of white cabinets and appliances including fridge/freezer and dishwasher, and newly fitted Rangemaster cooker | French doors open to the utility room/larder with a door leading through to the rear porch with storage and access onto the courtyard.

First floor - Fully refurbished family bathroom with walk in shower, separate bath, WC and wash hand basin, as well as storage cupboard | Magnificent principal bedroom with walk in bay window and a cast iron fireplace | Large double bedroom with built in wardrobe | Laundry room.

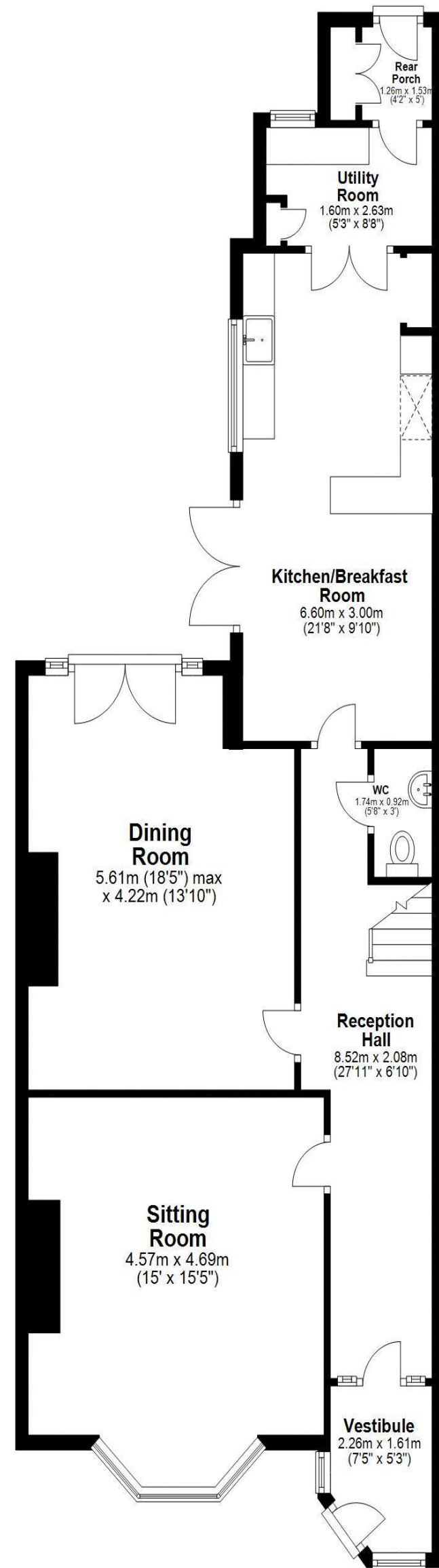


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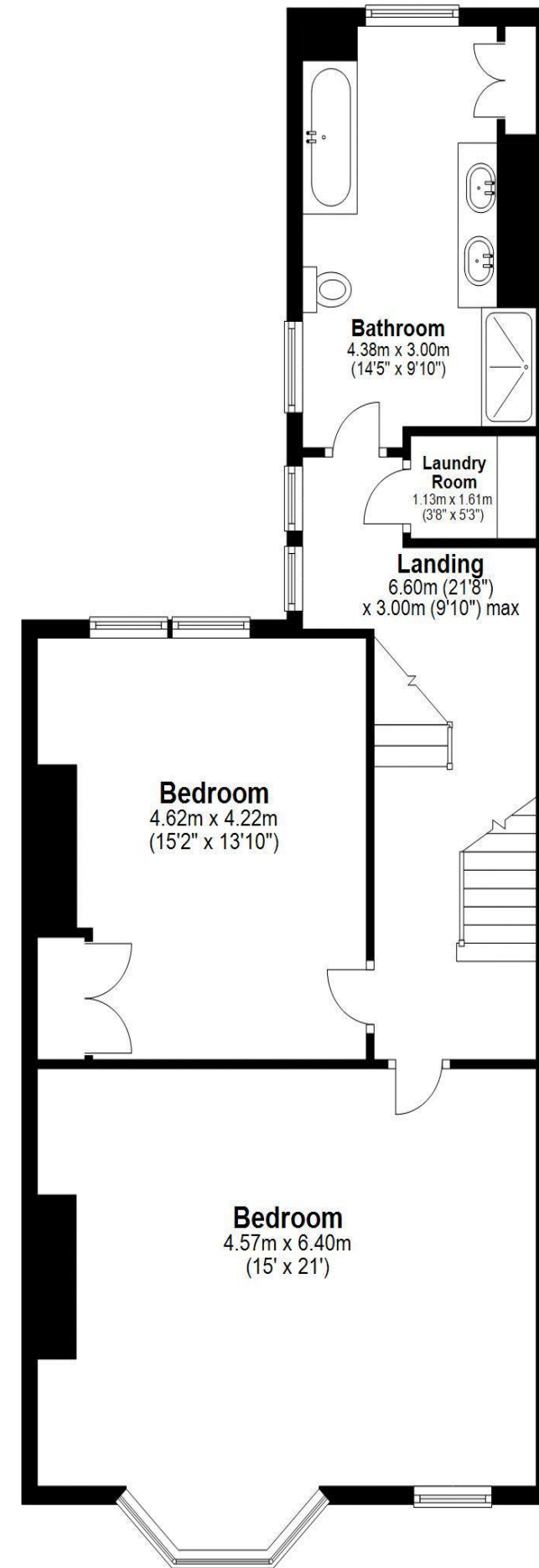




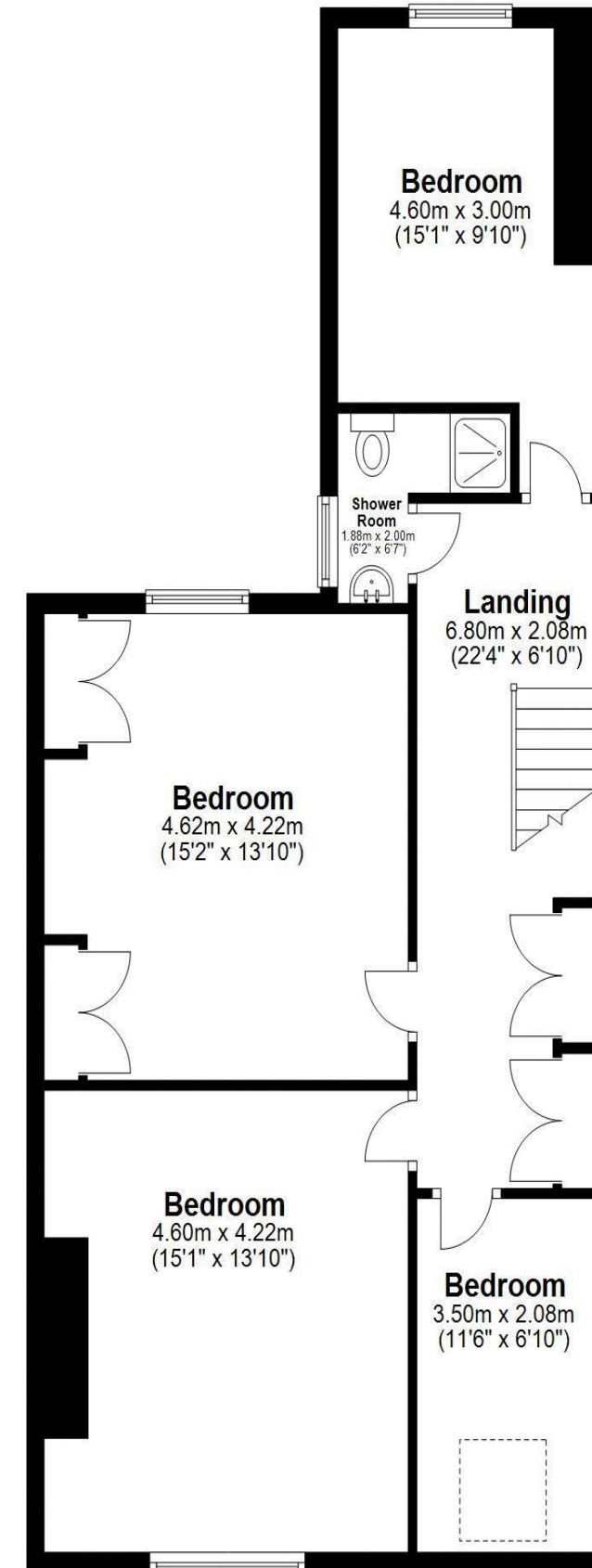
**Ground Floor**  
Approx. 92.1 sq. metres (991.7 sq. feet)



**First Floor**  
Approx. 79.9 sq. metres (860.0 sq. feet)



**Second Floor**  
Approx. 76.9 sq. metres (827.9 sq. feet)



Total area: approx. 248.9 sq. metres (2679.6 sq. feet)  
**18 Moor Crescent, Gosforth, Newcastle Upon Tyne**



Second floor - Landing with two sets of original double door storage cupboards | Bedroom/nursery at half landing | Three further bedrooms | Shower room/wc.

Externally - The house has a lovely town garden to the front with wrought iron gate, and to the rear a split level courtyard garden with block paved terrace/seating area and a raised artificial lawned area with a garage door and pedestrian gate giving access to the rear lane, where there is a dropped kerb for off street parking if required.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating D





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