



31 Moor Crescent

Gosforth





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Beautifully Renovated 1930s Semi Detached Home Boasting Incredible Rear Views Over Duke's Moor with a Delightful South East Facing Rear Garden, Three Reception Rooms, Refitted Kitchen, Five Bedrooms, Two Bathrooms, Off Street Parking for Two Vehicles & Garage!

The property is ideally situated on the desirable Moor Crescent, which is highly regarded as one of the most sought-after streets within the centre of Gosforth. Moor Crescent is excellently placed to provide easy access into central Gosforth with its shops, cafes and restaurants, outstanding local schooling and also Ilford Road Metro Station, which is only a short walk away providing excellent links throughout the region.

Price Guide:
Guide Price £1,100,000

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Offering a very privileged position within Gosforth and the internal accommodation comprises: Entrance vestibule | Large entrance hall with refitted ground floor downstairs WC and staircase to the first floor | Living room with beautiful log burning stove and walk-in bay window overlooking the rear gardens | Substantial sitting room, also with a bay window and double sided log burning stove | The sitting room is open to the third reception room, which is utilised as a stunning dining room with bi-folding doors onto the rear gardens | Fabulous refitted and modern kitchen, which enjoys a large central island and contemporary worktops and cabinetry | Side passage and store with access to the garage.

The stairs then lead up to the generous first floor landing with original stained glass picture window and store cupboard | Bedroom one is a substantial double bedroom situated to the rear with fitted alcove wardrobes | Bedroom two, also placed to the rear, is a further large double with access onto a private and tranquil balcony | Bedroom's three and four are accessed just off the landing | Well presented and fully refitted family bathroom benefitting from electric underfloor heating and a stunning four piece suite.

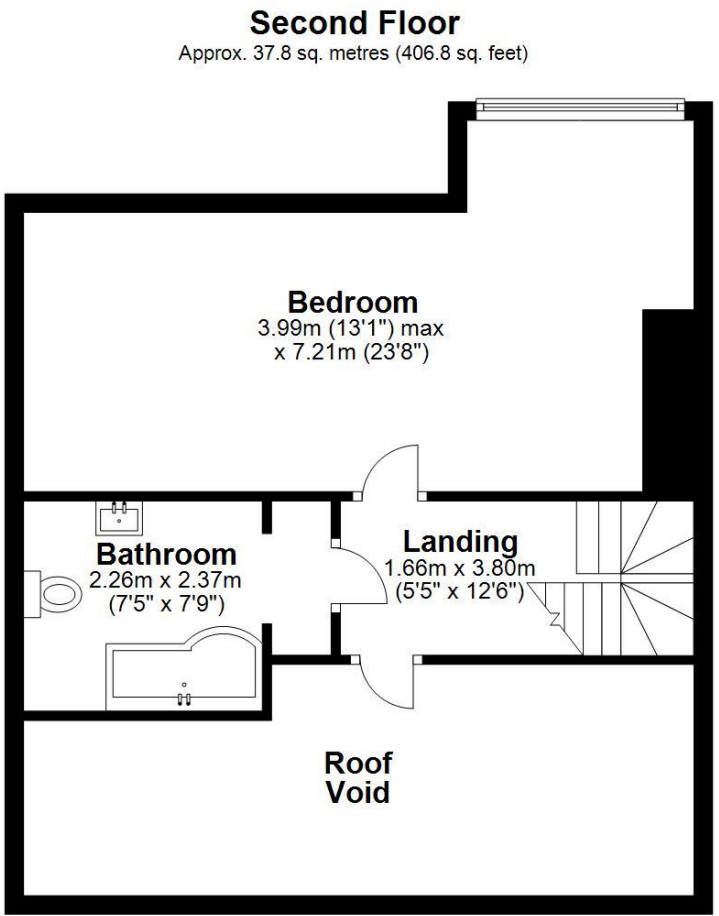
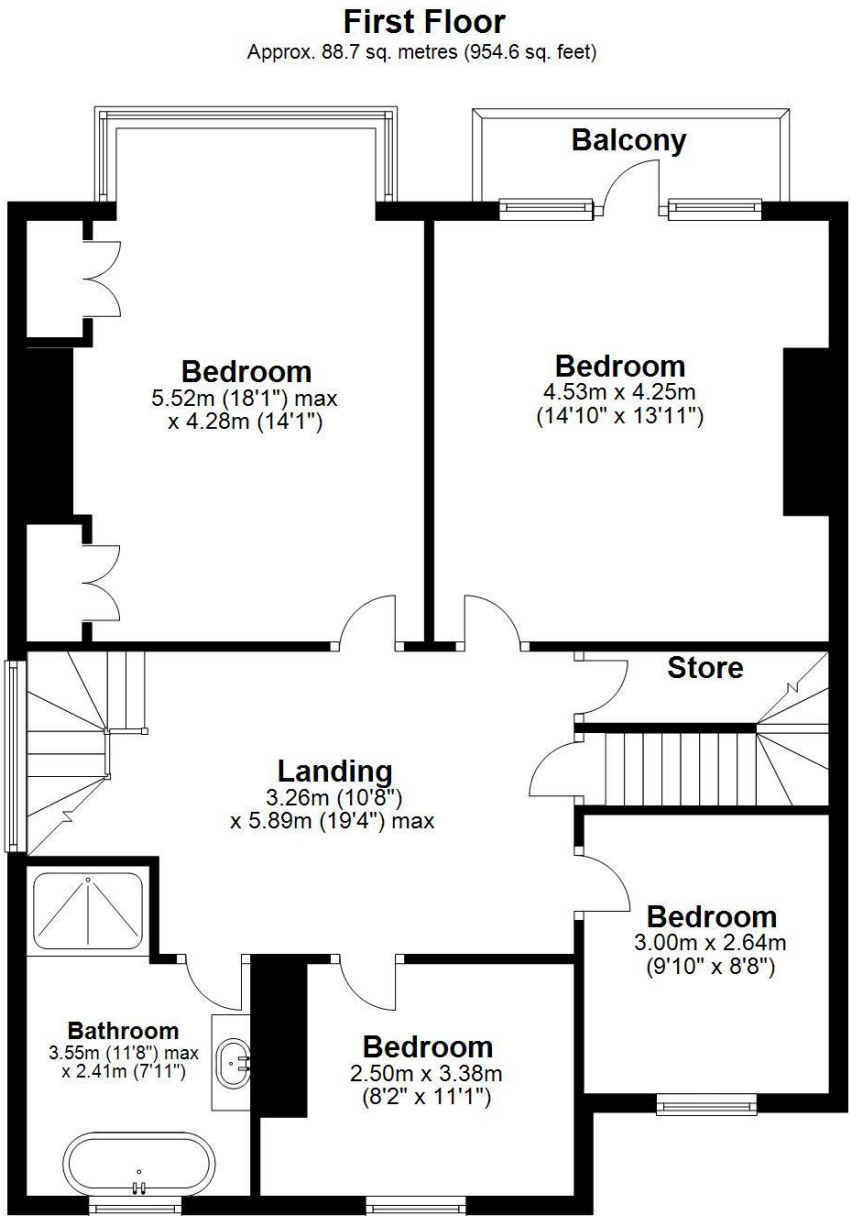
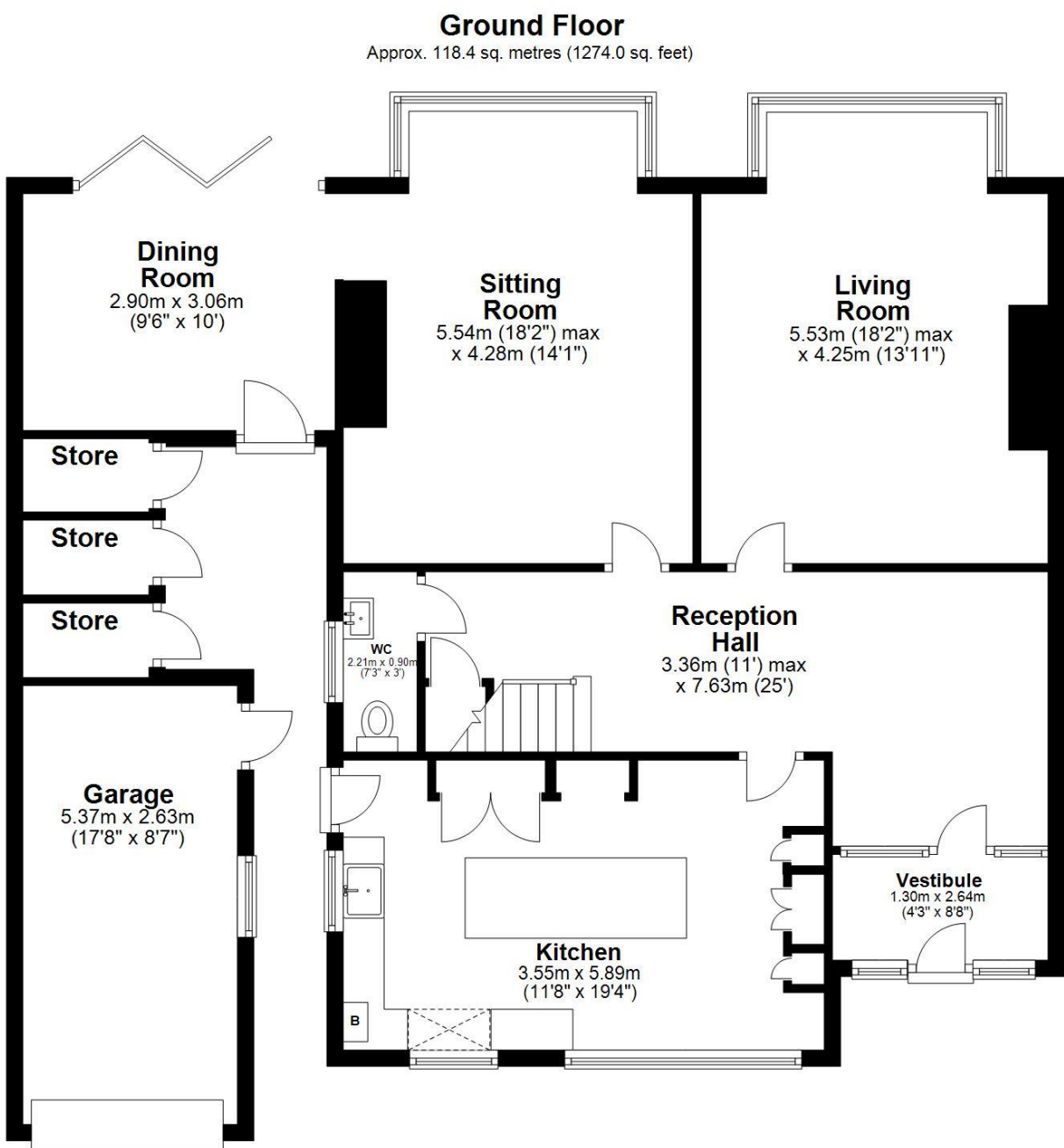


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A separate staircase then leads up to the second floor and gives access onto a generous double bedroom that benefits from a dormer window | Refitted ensuite bathroom/wc | Useful store room.

Externally, the property offers a block paved driveway for off street parking for two vehicles to the front, as well as access to the garage | To the rear is a stunning landscaped south east facing garden | The garden is laid predominantly to lawn with mature and well stocked borders offering a great degree of privacy | A small bridge leads over the stream to the 'wild garden' with direct access onto the Duke's Moor.

Fully renovated to an extremely high standard throughout, including full re-wire, re-plumb and new heating system. This excellent period residence simply demands an early inspection and viewings are strongly advised!

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

Total area: approx. 244.8 sq. metres (2635.4 sq. feet)
31 Moor Crescent, -



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rare!
From Sanderson Young

