



# 16 Moor Crescent

Gosforth





## 16 Moor Crescent Gosforth, NE3 4AP

Priced to Reflect Modernisation is this Substantial Period Terraced Home, Situated on a Highly Sought After Locality and Boasting Four/Five Bedrooms, Two Bathrooms, Two Reception Rooms, Generous Kitchen/Diner, Utility & Rear Yard!

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. 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.

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**Price Guide:**  
Offers Over £600,000

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Offering in excess of 2920 sq/ft, the internal accommodation comprises: Entrance vestibule | Hallway with staircase leading up to the first floor | Substantial front living room with bay window | Second reception room, traditionally utilised as a dining room | Open plan kitchen/diner, which has been historically extended and offers direct glazed access onto the rear yard | Utility.

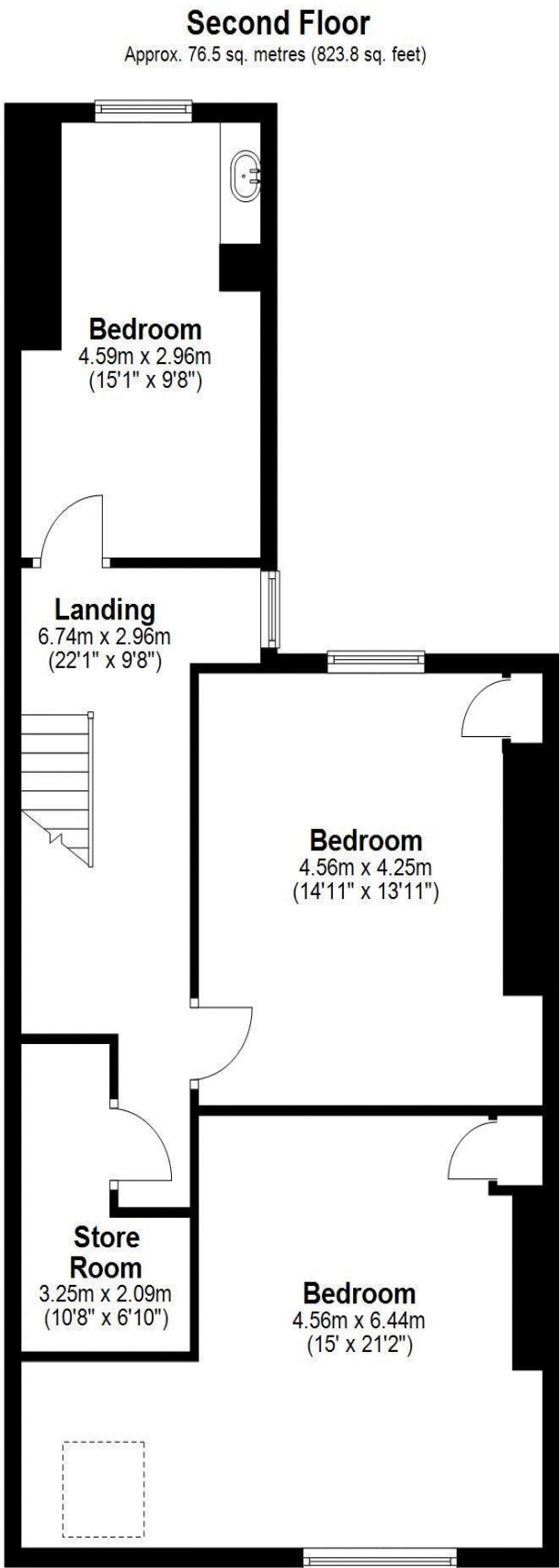
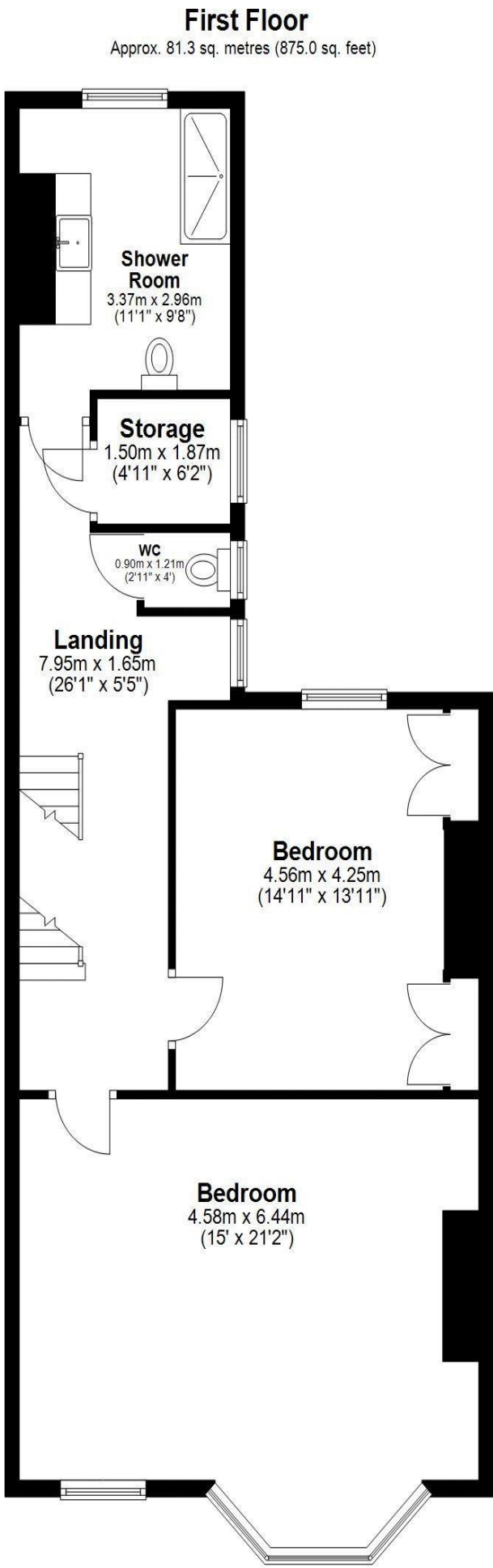
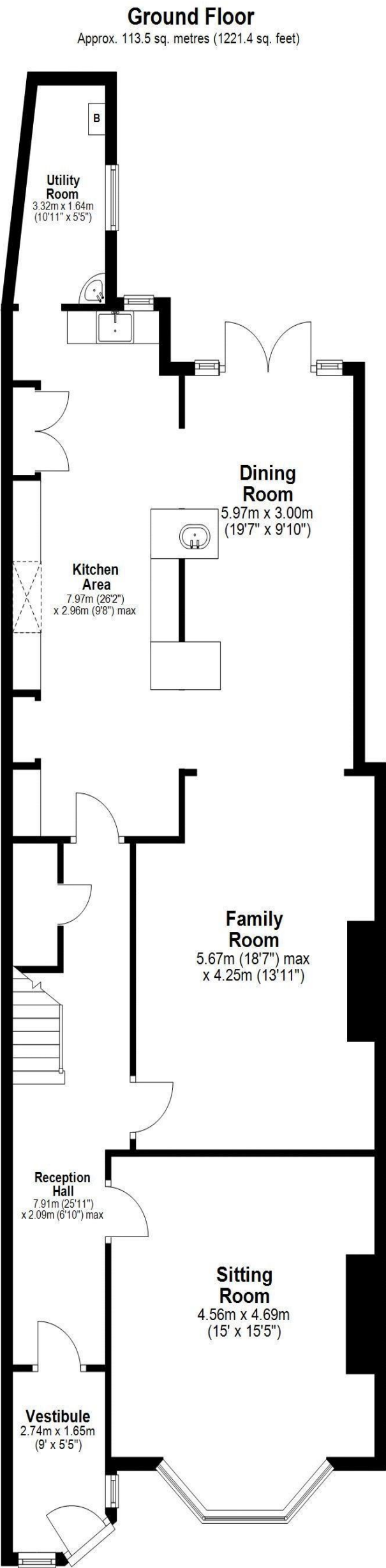
The staircase then leads up to the first floor and onto two bedrooms | The principal bedroom is situated to the front of the property and is an impressive size measuring the full width | Bedroom two is a further generous double room | Shower room | Newly modernised family bathroom with four piece suite.

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The staircase then continues up to the second floor and onto two/three further bedrooms, which offer further double rooms and bedroom five is a smaller single/study.

Externally, the property is approached via a front town garden | To the rear is a generous sized courtyard garden which offers direct access onto the service lane.

A great opportunity for any potential buyers to put their stamp on a lovely period mid terraced home in the heart of Gosforth, and early viewings are strongly encouraged!

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating TBC

Total area: approx. 271.3 sq. metres (2920.2 sq. feet)  
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