



Lambton House

Moor Crescent, Gosforth



MOOR PLACE

LAMINGTON HOUSE

Lambton House, Moor Crescent, Gosforth, NE3 4AQ

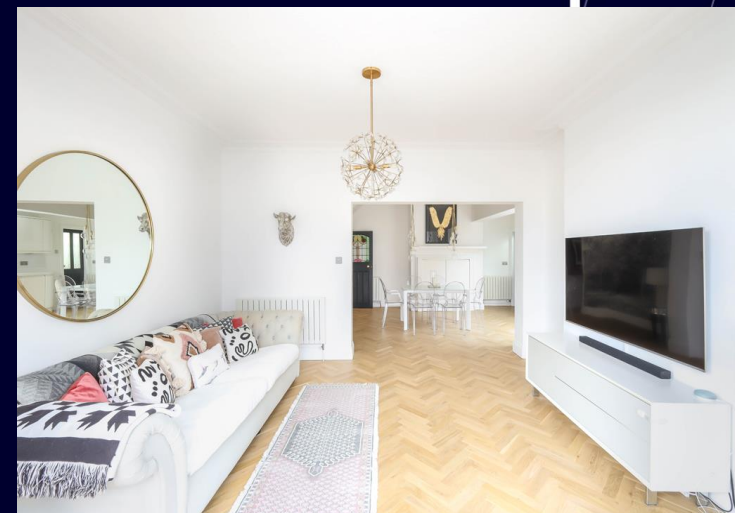
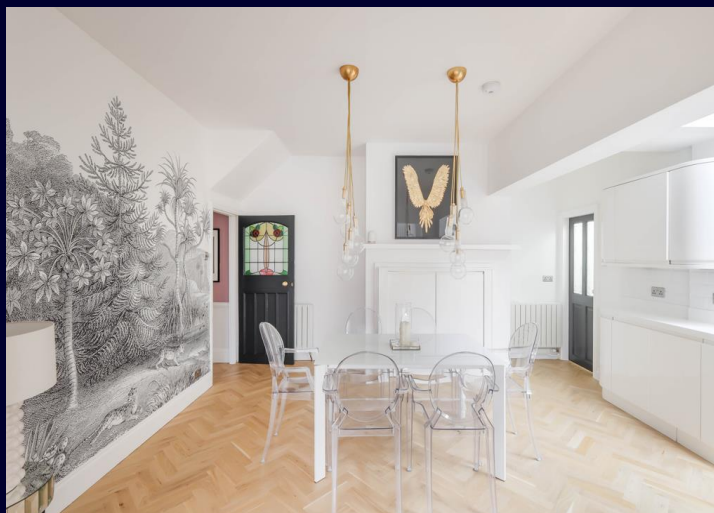
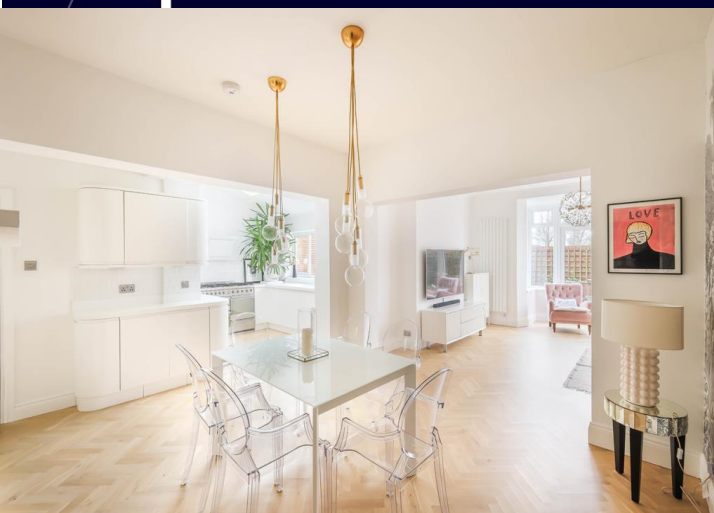
A Fabulous Five Bedroom Semi Detached Property Occupying a Lovely Corner Plot on Moor Crescent and Moor Place with a Secure Courtyard Garden and Garage Roller Door for Off Street Parking.

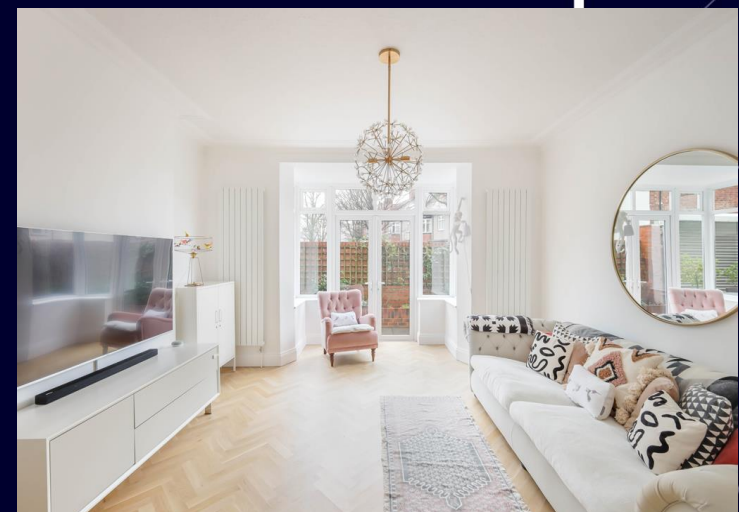
This excellent family home boasts two generous reception rooms, stunning open plan kitchen/diner, utility, five bedrooms and three bathrooms. Moor Crescent, which is highly regarded as one of the most highly desirable streets within the centre of Gosforth, provides excellent access to Gosforth High Street with its shops, cafes and amenities, as well as being close to outstanding local state and independent schooling and excellent transport links. T

he property is perfectly positioned close to Newcastle's Town Moor and is also located only a short walk from Newcastle City Centre, both Newcastle and Northumbria University's and the regions hospitals.

Boasting over 2,300 sq.ft, the internal accommodation comprises:

Ground Floor: Entrance porch | Reception hallway with staircase leading up to first floor | Substantial front sitting with dual aspect views, feature fireplace, bay window and alcove storage | Magnificent open plan kitchen, dining & living room. The kitchen is highly impressive and boasts a range of modern cabinetry & worktops and integrated appliances throughout | Utility room | Ground floor WC | Understairs storage.





First Floor: Split level landing | Principal bedroom, positioned to the front, with bay window and fitted wardrobes | Ensuite shower room WC | Bedrooms two and three are further double rooms | Bedroom four offering a single/study | Refitted family bathroom with modern four piece suite.

Second Floor: Bedroom five, enjoying a large double room, with ample storage and ensuite bathroom.

Externally: Wrap around courtyard garden with electric roller door for potential for off street parking.

Immaculately presented throughout, early viewings are strongly encouraged to truly appreciate the quality of accommodation on offer at this wonderful property!

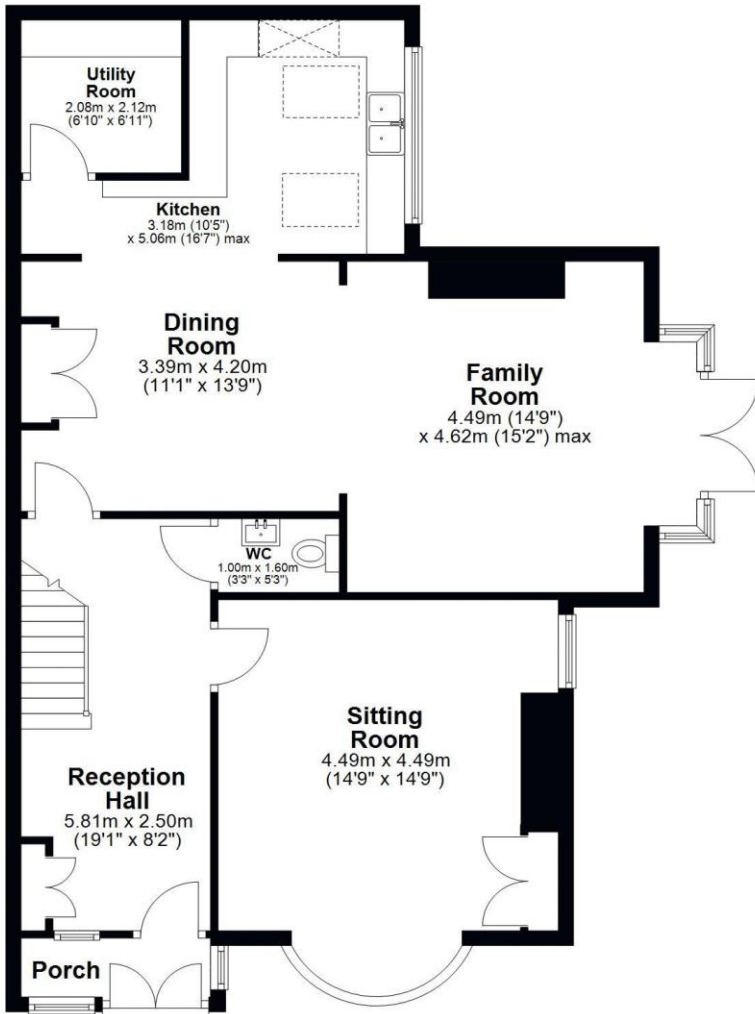
Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band TBC | EPC: Rating D

Price Guide: Offers Over £800,000



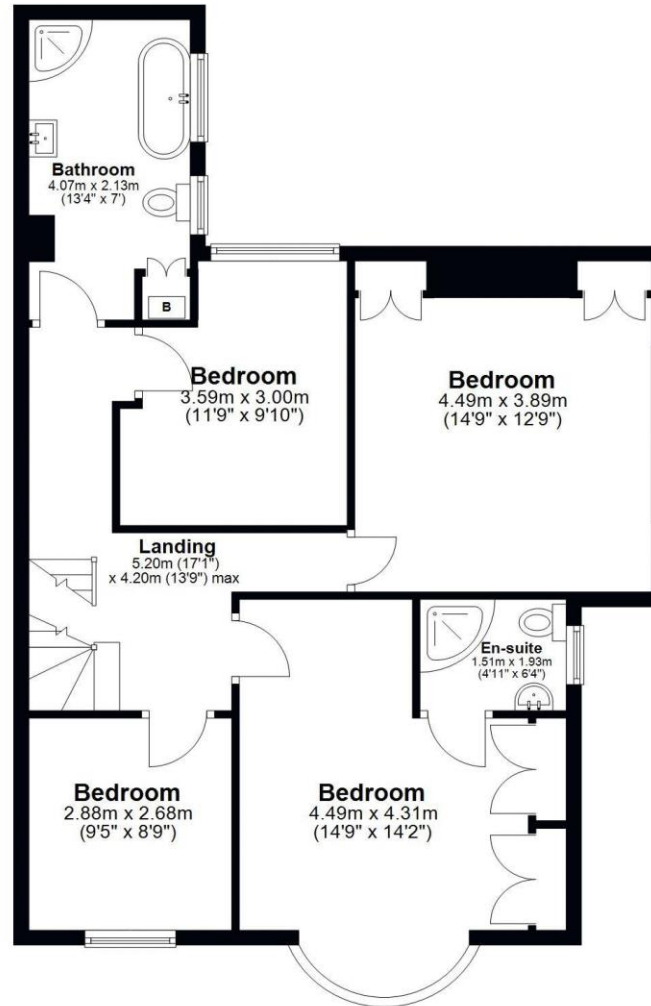
Ground Floor

Approx. 91.1 sq. metres (980.1 sq. feet)



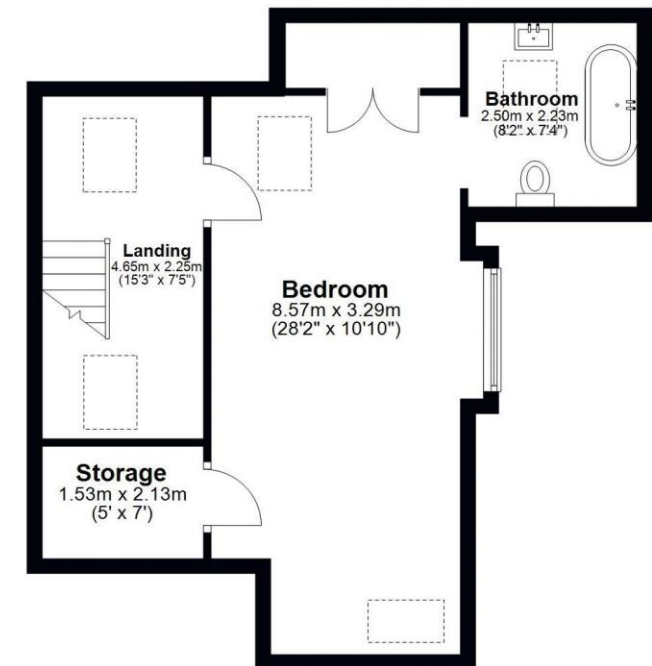
First Floor

Approx. 76.8 sq. metres (826.6 sq. feet)



Second Floor

Approx. 47.2 sq. metres (507.5 sq. feet)



Total area: approx. 215.0 sq. metres (2314.2 sq. feet)

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