



8 Lanesborough Court

Gosforth



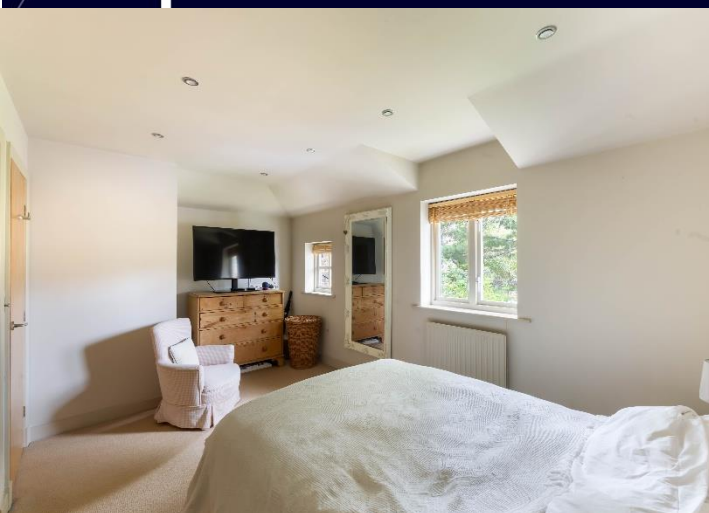
8 Lanesborough Court, Gosforth, NE3 3BZ

An impressive and well presented end terrace property, boasting three bedrooms, two bathrooms, generous sitting room, open plan kitchen/diner, rear courtyard and two allocated parking bays.

Situated within the popular Lanesborough Court, the property is well placed towards for access to everything Gosforth has to offer, including local schooling and the cafes and restaurants of Gosforth High Street.

Set out over two floors, the internal accommodation comprises: Entrance hallway | Lounge with bay window | Open plan kitchen/diner, positioned to the rear, with integrated appliances | Utility room/Ground floor WC.





The staircase leads up to the first floor and onto three bedrooms | The principal bedroom runs the full width of the first floor and offers fitted storage and ensuite shower room/wc | Bedroom two is a smaller double room with fitted storage | Bedroom three offers a single/study/nursery | Family bathroom with three piece suite.

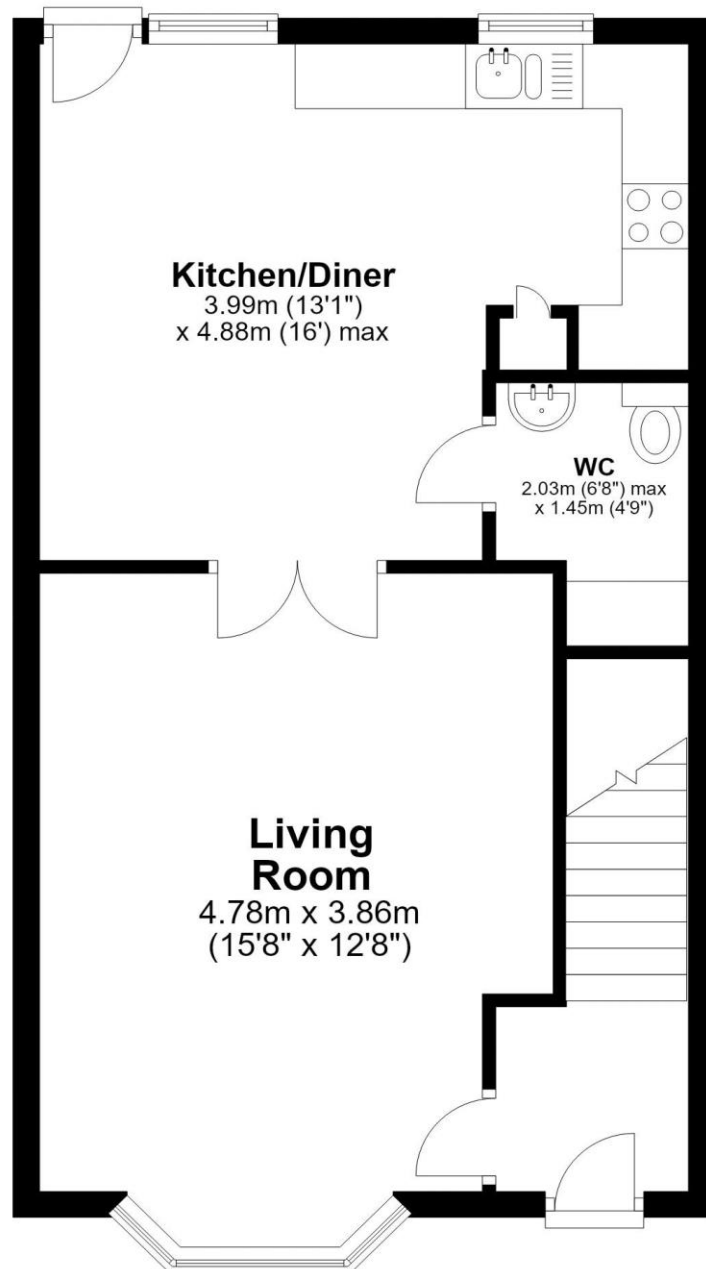
Externally, the property is approached via a double driveway for secure parking for two vehicles | To the rear is an enclosed courtyard garden.

Services: Mains gas, electricity, water & drainage | Tenure: Leasehold | Lease Remaining: 974 years | Service Charge: £750 Per Annum | Ground Rent: £80 Per Annum | Council Tax: Band D | EPC: Rating C

Price Guide: Guide Price £295,000

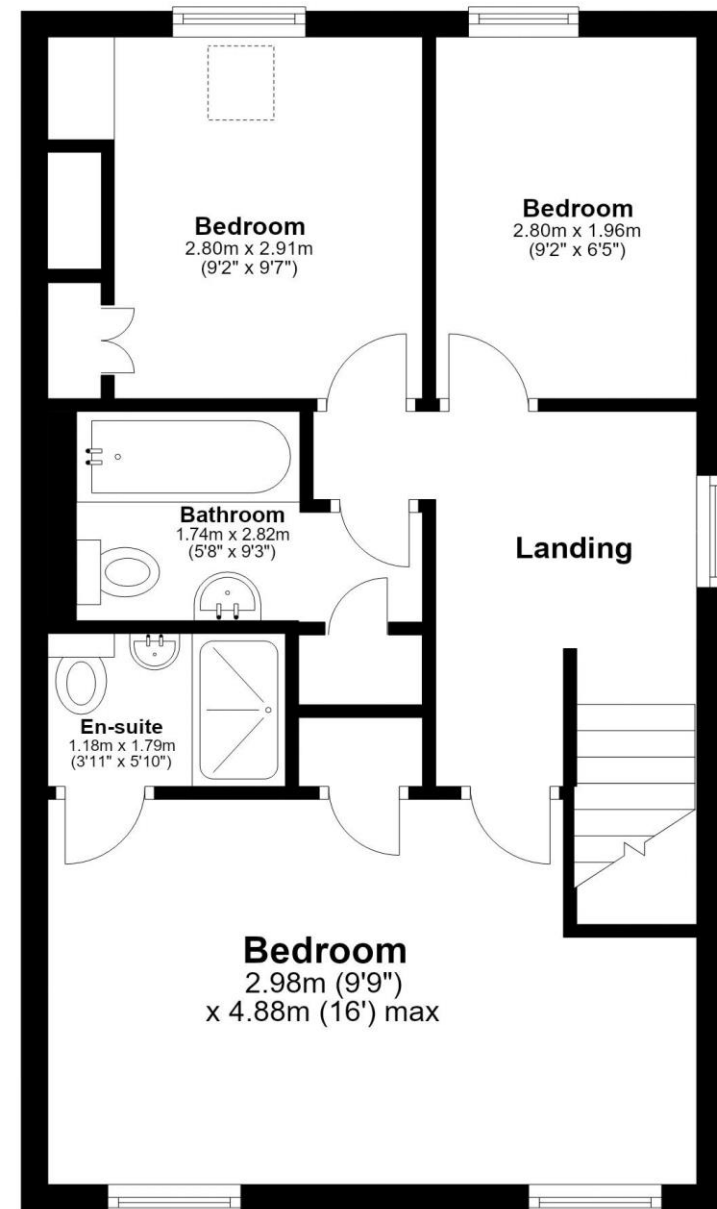
Ground Floor

Approx. 43.5 sq. metres (468.8 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.4 sq. feet)



Total area: approx. 87.1 sq. metres (937.2 sq. feet)

8 Lanesbrough Court, Gosforth



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