



Alexander Hudson Estates

Sales Particulars



The Property

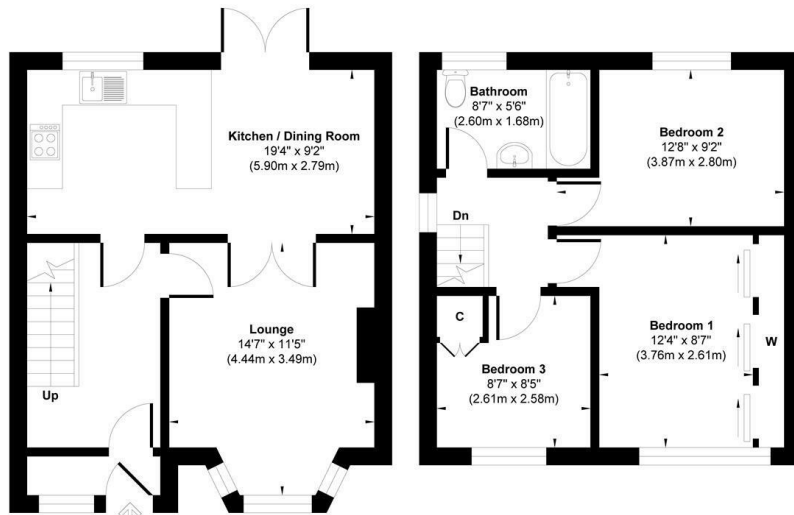
Alexander Hudson Estates presents to the market this well proportioned three bedroom semi-detached home, offering spacious accommodation across two floors, situated within a popular residential location.

The ground floor features a welcoming entrance hall leading to a bright and spacious lounge, enhanced by a large front window that fills the room with natural light. To the rear, the generous kitchen/dining room spans the width of the property, providing ample space for everyday family living, dining, and entertaining, with direct access to the rear garden.

Upstairs, the first floor comprises three bedrooms and a family bathroom. The principal bedroom is a comfortable double with fitted storage, while the second bedroom is another well-proportioned double overlooking the rear aspect. The third bedroom offers flexibility and would be ideally suited as a nursery, guest bedroom, or home office. Completing the accommodation is a family bathroom fitted with a three-piece suite.

Externally, the property benefits from a driveway providing off-street parking. The rear garden offers excellent outdoor space for relaxing, entertaining, or family use, further enhancing the appeal of this attractive home.

West Moor is a popular residential suburb with a strong community feel, originally rooted in 19th-century coal mining. Today it offers a blend of traditional and modern homes, making it popular with families and professionals. Local amenities include shops, cafés, a bakery, Lidl supermarket, and well-known venues such as The Printworks, The Croft, and Miller & Carter. The area is well served by green spaces including Gosforth Nature Reserve and Killingworth Boating Lake. Excellent transport links via the A19, A1 and nearby Metro stations at Longbenton and Four Lane Ends provide easy access into Newcastle, while highly regarded schools such as West Moor Primary and St Mary's Primary add to its appeal for families.



Ground Floor
Approximate Floor Area
423 sq.ft
(39.26 sq.m)

First Floor
Approximate Floor Area
408 sq.ft
(37.90 sq.m)

Approx. Gross Internal Floor Area 831 sq. ft / 77.16 sq. m

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Freehold
Council Tax: C
EPC Rating: 68





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