



# Alexander Hudson Estates

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Sales Particulars

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Park Terrace, West Moor, NE12



# The Property

Alexander Hudson Estates are pleased to welcome to the market this spacious two bedroom traditional mid terraced home . Well positioned within the popular area of West Moor NE12.

The property offers generous accommodation which briefly comprises; Entrance lobby with stairs to first floor. Spacious lounge affording lovely natural light. To the rear is an extended fitted kitchen and dining area. To the first floor, two good sized double bedrooms and a family bathroom/wc. Externally; The property has a town garden to front and enclosed rear courtyard giving access to the rear lane.

West Moor is a popular residential suburb with roots in the 19th-century coal mining communities. Today, it combines a friendly village-like atmosphere with a mix of traditional and modern homes, appealing to both families and professionals alike. Local amenities include shops, a local bakery, Lidl supermarket, independent cafés and businesses such as The Printworks and The Croft, as well as Miller & Carter Steakhouse. Green spaces include Gosforth Nature Reserve and Killingworth Boating Lake. Excellent transport links via the A19, A1, and metro stations at Longbenton and Four Lane Ends provide easy access into Newcastle. Families benefit from a well-established community centre with a playground and sports field, alongside highly regarded schools such as West Moor Primary and St. Mary's Primary, making the area a sought-after location for community-minded residents.

Freehold  
Council Tax: A  
EPC Rating: 68



**Approx. Gross Internal Floor Area 692 sq. ft / 64.32 sq. m**

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