



# Alexander Hudson Estates

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Sales Particulars



# The Property

Alexander Hudson Estates are delighted to welcome to the market this three bedroom semi-detached family home, ideally situated within the highly sought after Moorfields Estate, close to a wide range of local amenities, well regarded schooling and excellent transport links.

This property offers a fantastic blend of space and comfort, perfectly suited to modern family living. Upon entering, you are greeted by a welcoming hallway with a convenient downstairs W/C positioned beneath the staircase. The living room provides a cosy yet spacious setting for relaxation and flows seamlessly into the open plan kitchen and dining area. Two sets of double doors open onto the rear garden, creating an ideal space for entertaining and indoor-outdoor living.

To the first floor, there are three well proportioned bedrooms and a contemporary family bathroom. The principal bedroom benefits from its own ensuite shower room.

Externally, the property features a well maintained front lawn and a generous rear garden with a large lawn and decked seating area, ideal for outdoor dining and entertaining. There is also a detached garage at the rear with a driveway.

Close to local schools, bridleways, parks and Miller & Carter restaurant and bar, this represents a brilliant opportunity to purchase a family home close to amenities and within easy reach of both the City & Coast. Ideal location for commuting to Newcastle city centre, the various office parks at Gosforth, Cobalt and Quorum along with easy access to key transport routes across the city and further afield.

Freehold  
Council Tax: C  
EPC Rating: 84





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