



# Alexander Hudson Estates

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Sales Particulars

# Alexander Hudson Estates

Sheldon Court, West Moor, NE12



# The Property

Alexander Hudson Estates are pleased to welcome to the market this well-presented, three bedroom mid-terrace property, ideally located just off a leafy, pedestrian pathway in the highly sought-after residential area of West Moor. This quiet and friendly location offers excellent access to a range of local amenities including shops, cafes, and restaurants, while also being situated close to highly regarded, Ofsted-rated 'Outstanding' schools.

Upon entering the property, you are greeted by a welcoming entrance porch that leads through to a bright and spacious open-plan living and dining area, perfect for modern family living and entertaining. The adjoining kitchen is well appointed, offering ample storage and worktop space, with a practical layout that caters to everyday needs.

Upstairs, the first floor comprises three well-proportioned bedrooms; two comfortable doubles and a versatile single bedroom. A family bathroom completes the upper level, featuring a clean and functional design.

To the rear of the property is a low-maintenance garden, providing a private outdoor space ideal for relaxing or alfresco dining.

The location is particularly appealing, with excellent transport links and major commuter routes nearby. Gosforth, Balliol, and Quorum Business Parks are all within easy reach, while the A1 and A19 offer quick access for those travelling further afield.

West Moor is adjacent to Killingworth, which provides a wide range of additional amenities. The Killingworth Centre is anchored by a large Morrisons supermarket and surrounded by various high street retailers. Nearby, the White Swan Centre includes a doctor's surgery, café, library, and an activity hall, while the Lakeside Centre offers excellent leisure facilities including a swimming pool and soft play area for children.

Freehold  
Council Tax: A  
EPC Rating: 76

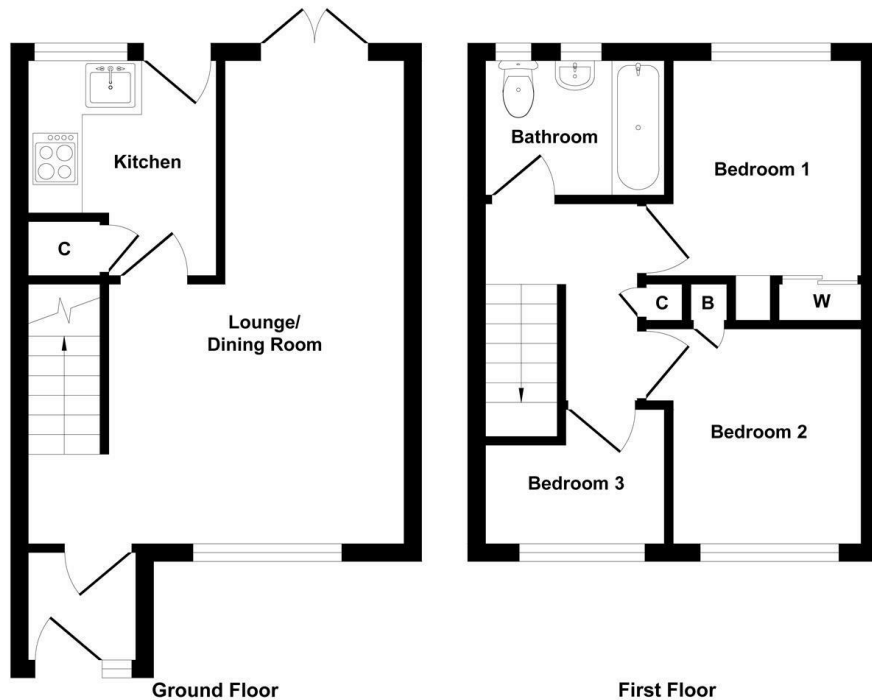
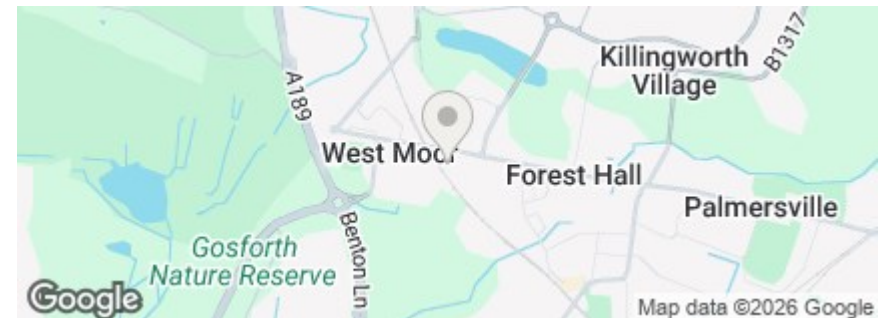


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