BRUNTON
RESIDENTIAL

VICTORIA COURT, WEST MOOR, NE12

Offers Over £245,000

Brunton Residential are pleased to present this delightful three-bedroom detached house located in the charming area of Victoria Court, West Moor, Newcastle Upon Tyne.

This property offers three well-proportioned bedrooms, with the principal benefiting from fitted wardrobes and an en-suite shower room. The property also features a well-appointed kitchen, a spacious lounge, and a dedicated versatile dining area. Additionally, there is a utility room, a garage, a rear garden, and off-street parking for added convenience.

Situated in West Moor, the property is conveniently close to local amenities, schools, and transport links.

Upon entering, you are welcomed into an entrance hall with stairs leading to the first-floor landing. To the right, a spacious lounge with a front-facing window provides a comfortable living space, leading into a dedicated dining area with double doors opening out to the rear garden.

Adjacent to the dining area, the well-equipped kitchen features a range of wall and floor units, integrated appliances, a storage cupboard, and space for additional appliances. A window overlooks the rear garden, allowing for plenty of natural light. From the kitchen, there is access to a utility room, which provides additional space and includes a door leading to the side of the property, as well as access to a ground floor WC.

On the first floor, there are three well-appointed bedrooms. The principal bedroom benefits from fitted wardrobes, a storage unit, and an en-suite shower room. The remaining two bedrooms are serviced by a family bathroom, which includes a bath with an overhead shower, a washbasin, and a WC.

Externally, the front of the property features a driveway providing off-street parking and access to the garage, offering additional parking or storage. To the rear, a spacious garden is enclosed by fencing, providing a private outdoor space.
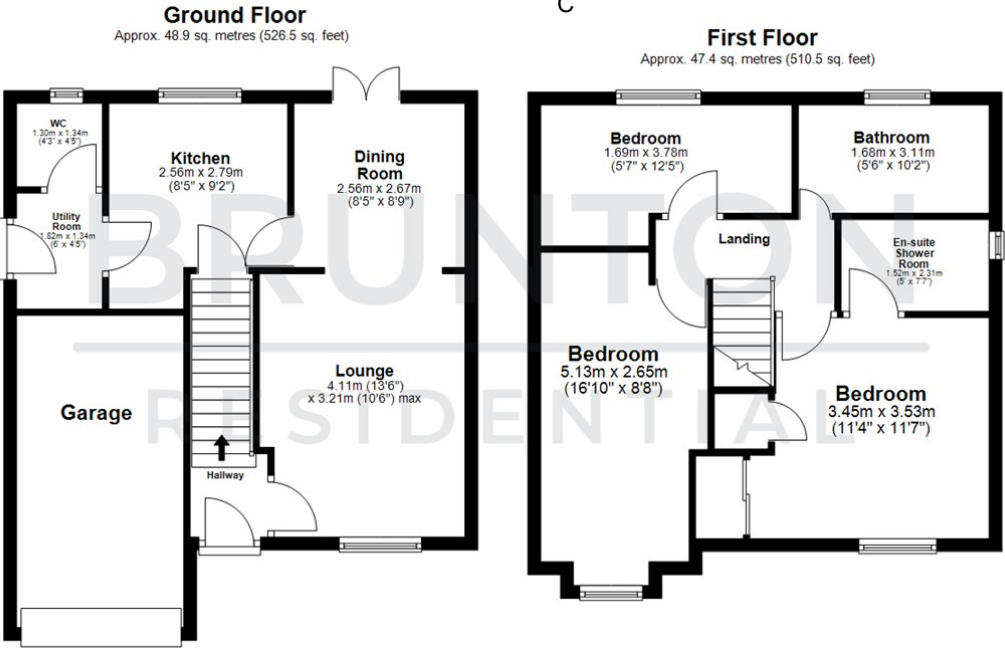
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : C

EPC RATING : D

Ground Floor
Approx. 48.9 sq. metres (526.5 sq. feet)

C

First Floor
Approx. 47.4 sq. metres (510.5 sq. feet)

WC
1.30m x 1.34m
(4'3" x 4'5")

Kitchen
2.56m x 2.79m
(8'5" x 9'2")

Dining Room
2.56m x 2.67m
(8'5" x 8'9")

Utility Room
1.82m x 1.34m
(6' x 4'5")

Bedroom
1.69m x 3.78m
(5'7" x 12'5")

Bathroom
1.68m x 3.11m
(5'6" x 10'2")

Landing

En-suite Shower Room
1.52m x 2.31m
(5' x 7'7")

Lounge
4.11m (13'6")
x 3.21m (10'6") max

Bedroom
5.13m x 2.65m
(16'10" x 8'8")

Bedroom
3.45m x 3.53m
(11'4" x 11'7")

Garage

Hallway

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

Map data ©2025 Google

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC