



Alexander Hudson Estates

Sales Particulars

Hawks Edge

West Moor

NE12 7DR





Alexander Hudson Estates introduce to the market, this well-presented, four-bedroom, terraced family home with open-plan kitchen/ diner and sunny rear garden in the popular housing estate of Hawks Edge, West Moor.

Bright and spacious throughout, the property briefly comprises of an entrance hallway, cosy living room, open plan kitchen/ diner and a downstairs WC. To the first floor sits a family bathroom and four bedrooms, the primary benefiting from an ensuite shower room and a fourth bedroom which is suitable for a study/ Nursery. Externally the front of the property features a garden lawn, path and mature hedging whilst the sunny rear garden benefits from a patio area, well maintained lawn and garden shed. A car port can also be found to the rear of the property.

The property is ideally located for direct travel to Gosforth, Balliol and Quorum Business Parks, with the A1 and A19 easily accessible for those commuting further afield. West Moor is also adjacent to Killingworth, home to The Killingworth Centre (anchored by a large Morrison's supermarket), and the White Swan Centre, which includes a doctors' surgery, an activity hall, a café and Killingworth Library. The Lakeside Centre is also close by, a leisure centre which offers a swimming pool, indoor sports courts, a gym and even a soft play for children. Ofsted rated primary and secondary schools are also within close proximity to the property.

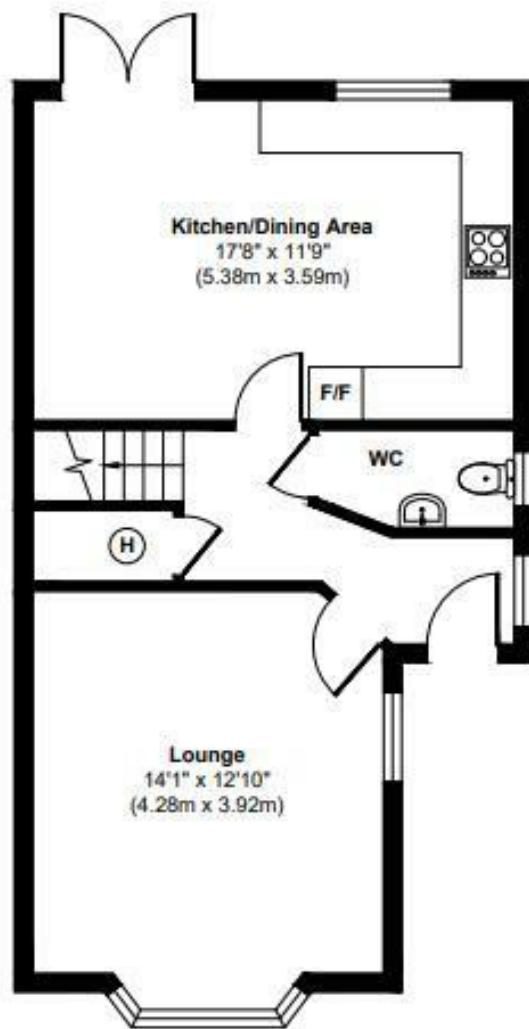


Tenure: Freehold Council tax band: C EPC Rating: C

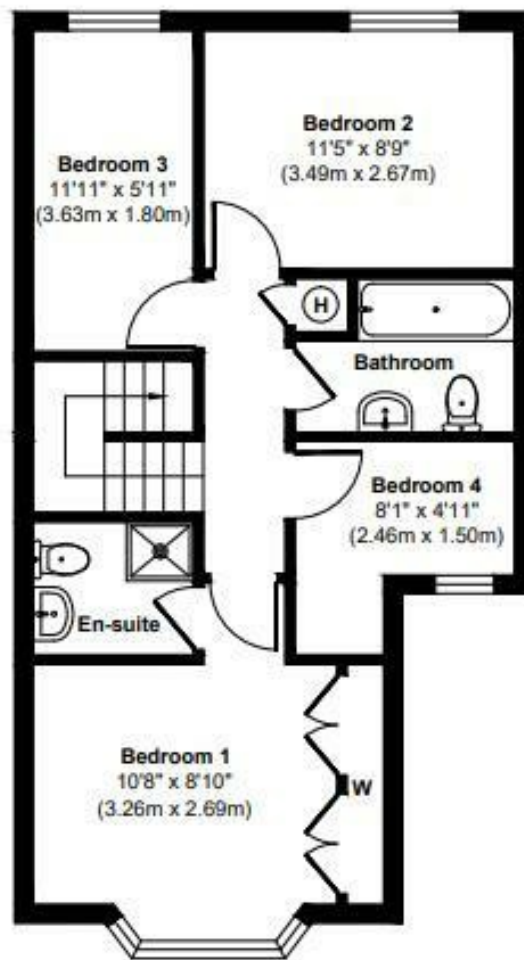








Ground Floor
Approximate Floor Area
516 sq. ft
(47.91 sq. m)



First Floor
Approximate Floor Area
516 sq. ft
(47.91 sq. m)

Approx. Gross Internal Floor Area 1032 sq. ft / 95.82 sq. m