



# Alexander Hudson Estates

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Sales Particulars

Whitecroft Road

West Moor

NE12 7EY





Alexander Hudson Estates introduces to market this immaculately presented and extended four-bedroom, semi-detached family home located within the increasingly popular residential area of West Moor, close-by to local shops, restaurants, and transport links. With excellent schooling also nearby, this property represents a fantastic opportunity to acquire a family home in a popular area.

Bright and spacious throughout, this property briefly comprises of entrance porch and hallway, cosy living room and an extended open plan kitchen/ dining and sun room and utility room with downstairs WC. On the first-floor lies two bathrooms and four generously sized bedrooms. Externally, the front of the property features a well presented garden lawn and driveway which provides private off street parking and access to the integral garage. At the rear sits a larger than average garden with lawn, patio area and the additional benefit of a substantial woodland area offering the potential to create a stunning woodland garden retreat.

The property is close 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, activity hall, Cafe and Killingworth Library. The Lakeside Centre offers up various leisure facilities including a swimming pool and soft play for children.

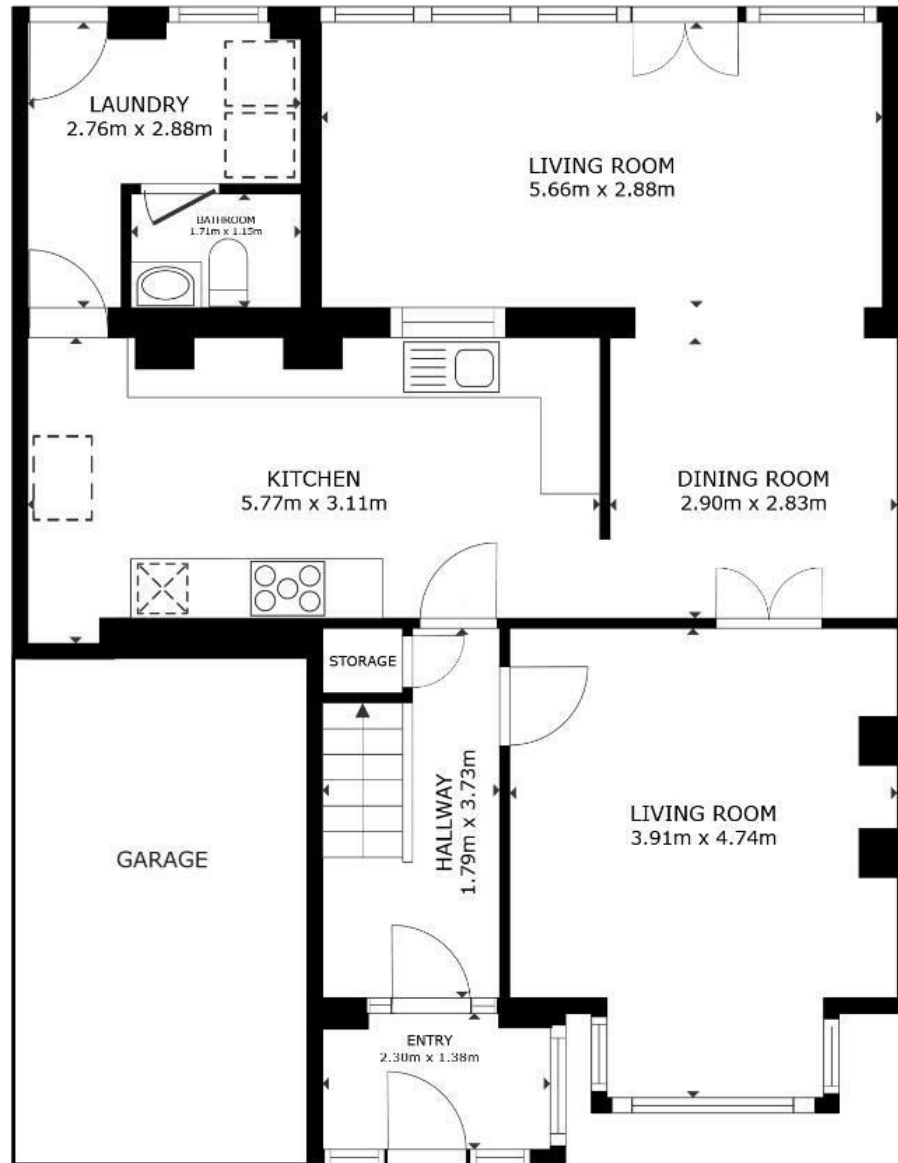
Tenure: Freehold   Council tax band: C   EPC Rating:











**GROUND FLOOR**

GROSS INTERNAL AREA  
 GROUND FLOOR 80.5 m<sup>2</sup> FLOOR 1 58.8 m<sup>2</sup>  
 TOTAL : 139.3 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.