



# Alexander Hudson Estates

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Sales Particulars

Northfield Drive

West Moor

NE12 7ED





Alexander Hudson Estates introduces to market this extended three-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, the property briefly comprises of entrance porch and hallway, living/ dining room and an extended open plan kitchen with breakfast bar. On the first-floor lies the family bathroom and three generously sized bedrooms. Externally, the front of the property features a garden lawn and paved driveway which provides private off street parking and access to the attached garage. At the rear sits a larger than average garden with lawn, seating area and shed.

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: Leasehold    Council tax band: C    EPC Rating: D

The road to a friend's house is never long

LOVE

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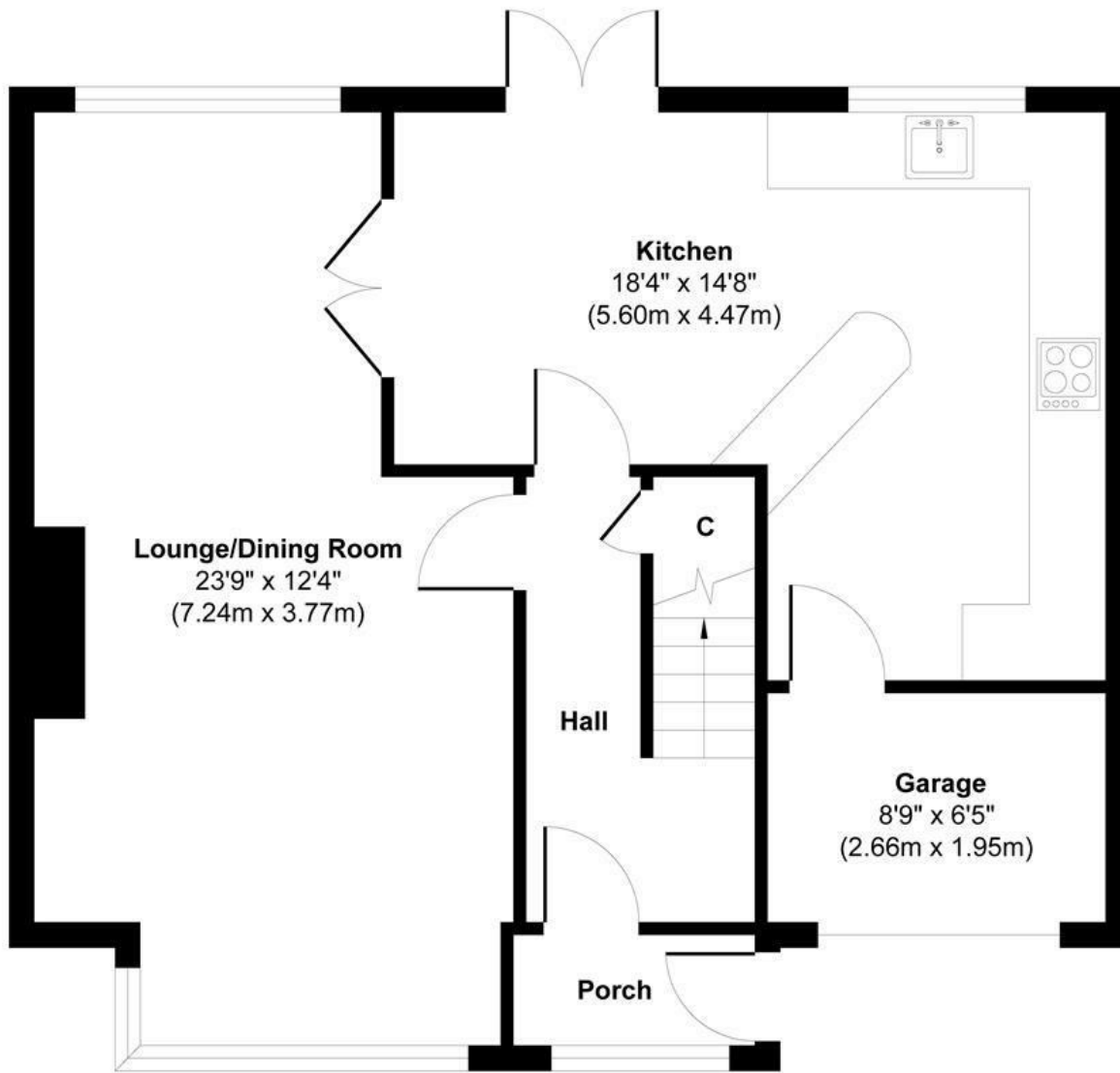


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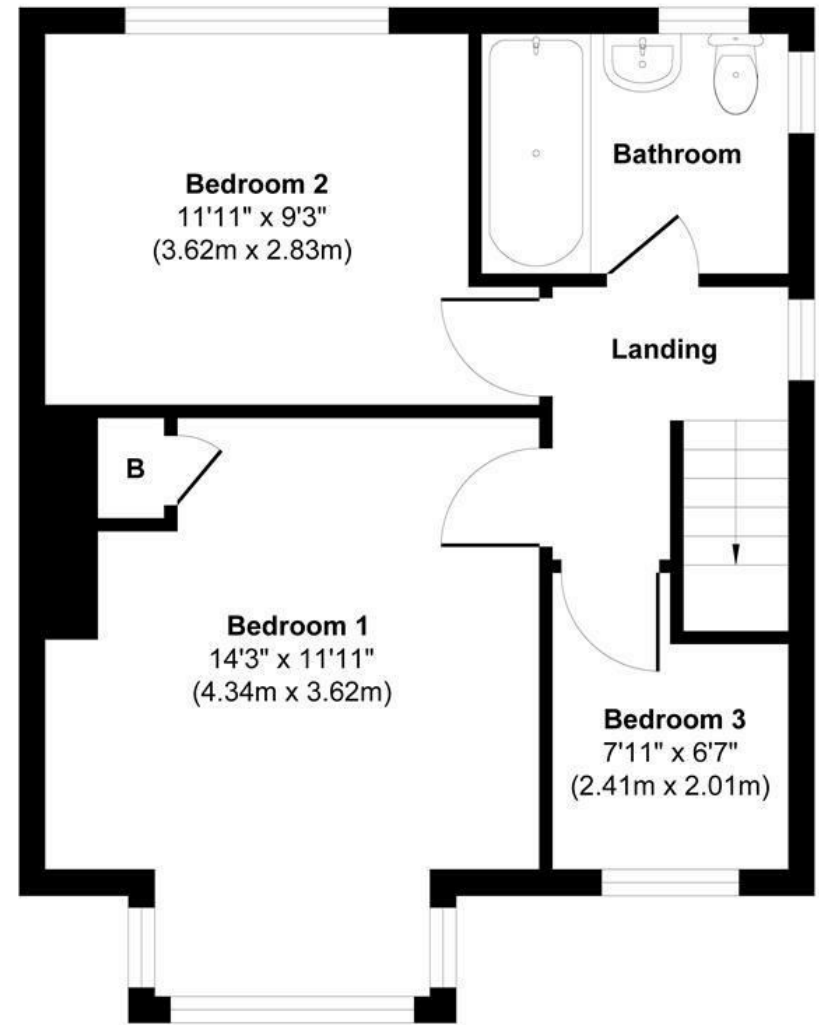
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**Ground Floor**  
 Approximate Floor Area  
 629 sq. ft  
 (58.39 sq. m)



**First Floor**  
 Approximate Floor Area  
 411 sq. ft  
 (38.15 sq. m)

**Approx. Gross Internal Floor Area 1038 sq. ft / 96.54 sq. m**

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**Alexander Hudson Estates**