



# Alexander Hudson Estates

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Sales Particulars

Northfield Drive

West Moor

NE12 7EE

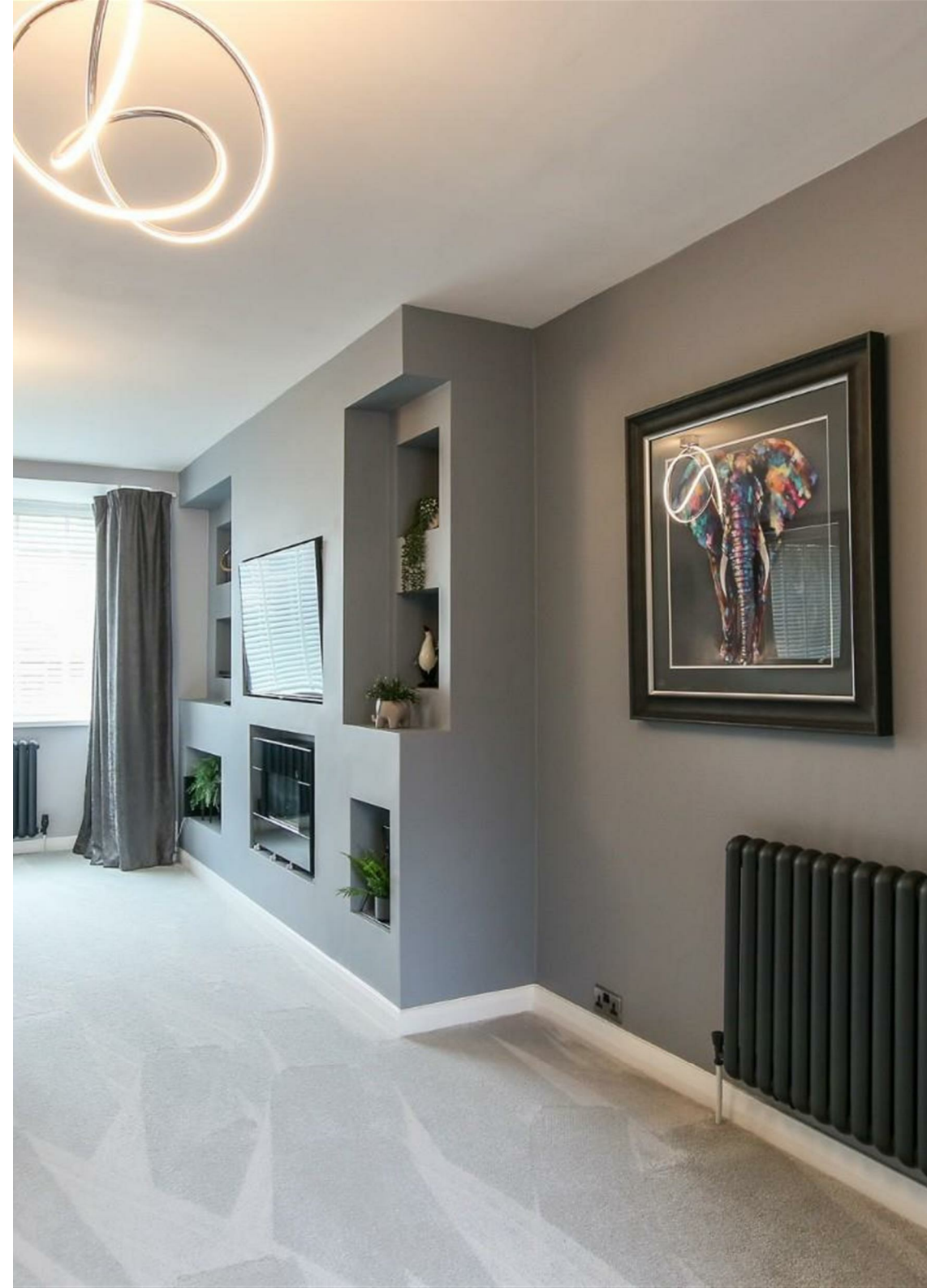




Alexander Hudson Estates are pleased to introduce to market this four bedroom, semi-detached family home. Situated in a sought-after area, this property represents a fantastic opportunity to acquire a family home within catchment of Ofsted outstanding schools.

Well presented and maintained throughout, the property briefly comprises of an entrance porch and hallway, living room and extended family room with snug and kitchen. Four generously sized bedrooms and a family shower room occupy the first floor. Externally, the front of the property features an extended paved driveway which provides off street parking for multiple vehicles and access to the integral garage. An immaculately presented, low maintenance garden with garden room is located to the rear.

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, café and Killingworth Library. The Lakeside Centre offers up various leisure facilities including a swimming pool and soft play for children.

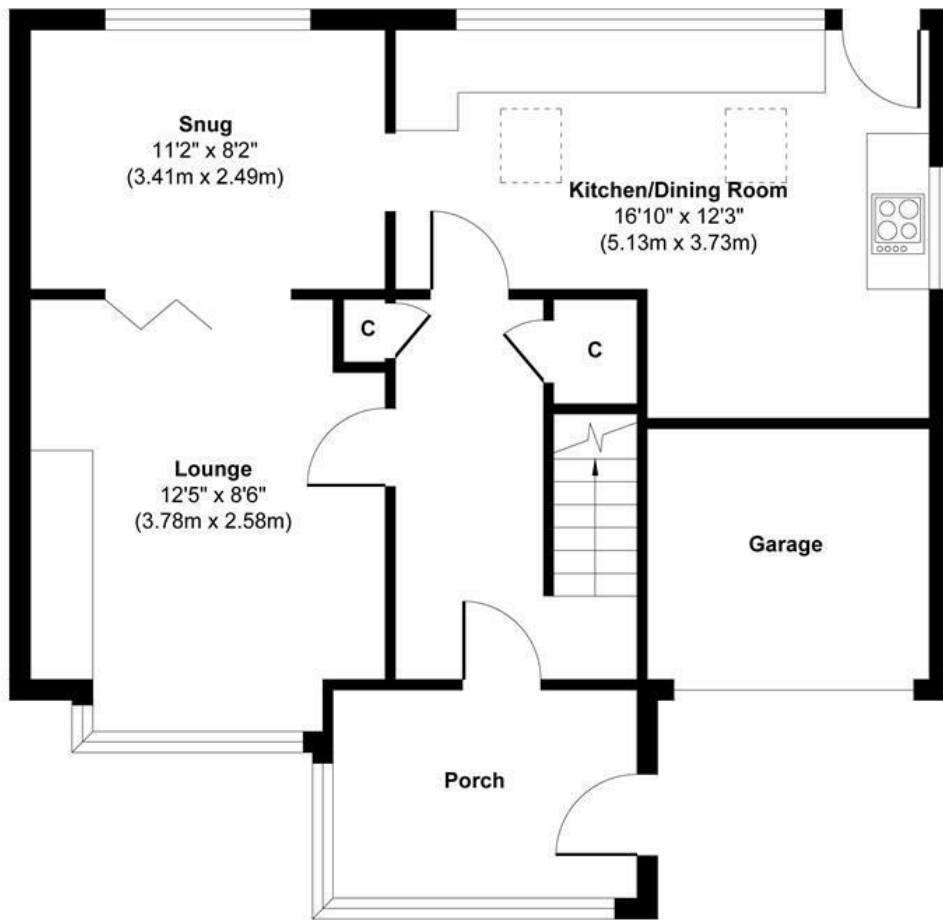


Tenure: Freehold Council tax band: C EPC Rating: D

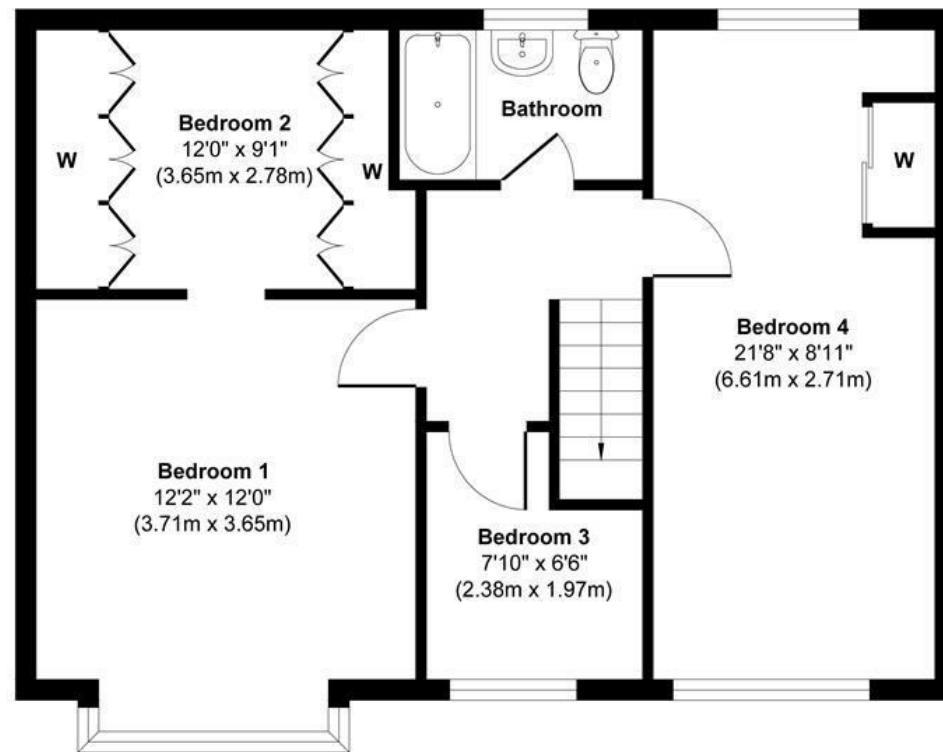








**Ground Floor**  
 Approximate Floor Area  
 659 sq. ft  
 (61.20 sq. m)



**First Floor**  
 Approximate Floor Area  
 592 sq. ft  
 (55.01 sq. m)

**Approx. Gross Internal Floor Area 1251 sq. ft / 116.21 sq. m**

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