



# Alexander Hudson Estates

---

Sales Particulars

# Alexander Hudson Estates

Cotswold Avenue, West Moor, NE12



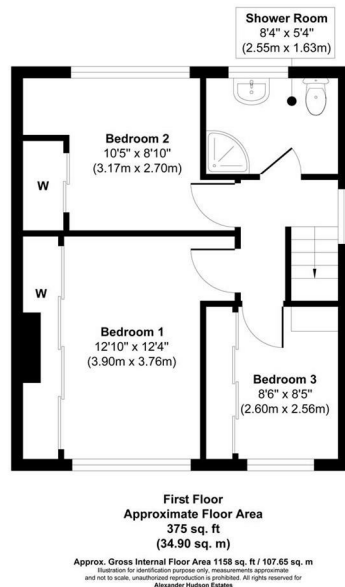
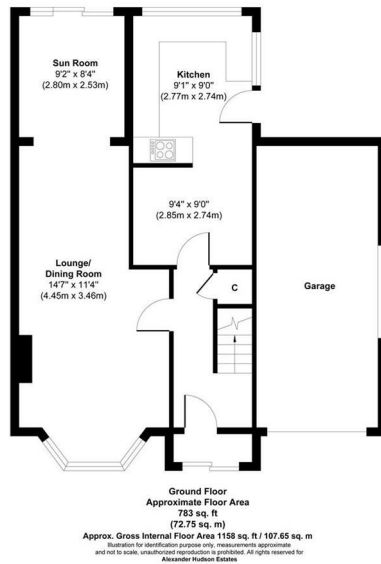
# The Property

Alexander Hudson Estates introduces to market this three-bedroom, well-loved 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 to make your own in a popular area.

This property requires a degree of updating and modernisation. It briefly comprises of entrance hallway, living room, kitchen diner and additional sunroom with lovely aspect into the rear garden. On the first-floor lies the family bathroom and three bedrooms. To the front of the property sits a driveway providing ample off street parking for multiple vehicles with possibility to add a side extension subject to planning and permissions. At the rear sits a mature garden with planted borders.

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.

Freehold  
Council Tax: C  
EPC Rating: 56





---

Alexander Hudson Estates  
The Printworks  
20 Arrow Close  
NE12 6QN

0191 268 7433  
[sales@alexanderhudson.co.uk](mailto:sales@alexanderhudson.co.uk)