



# 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 recently modernised and extended, three 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.

Bright and spacious throughout, the property comprises of an entrance hallway leading to a large open plan living room, dining room and kitchen with separate utility room and downstairs WC. To the first floor sits a modern family bathroom and three generously sized bedrooms. 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 rear garden with a well maintained lawn, fully equipped summer house and patio area sits 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:





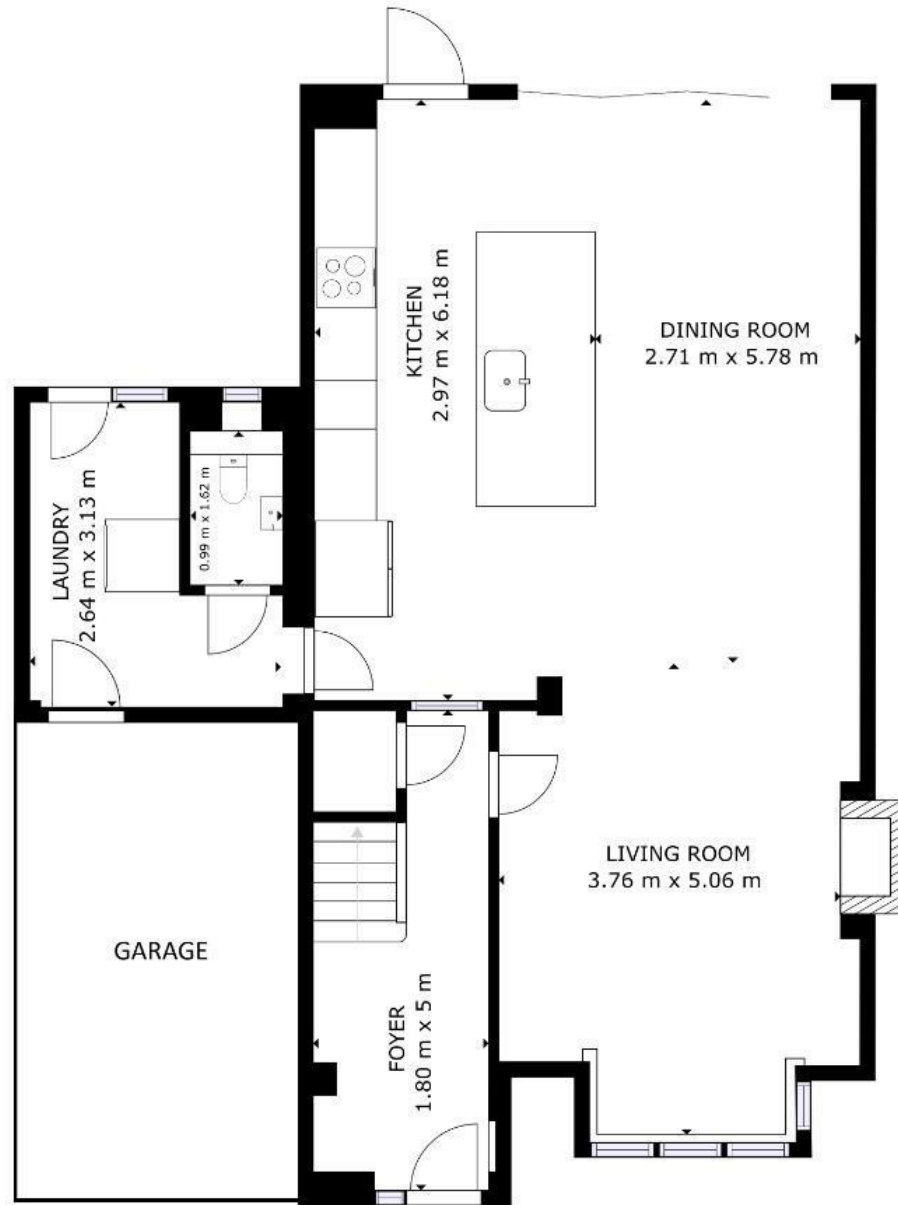












FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 69.78 m<sup>2</sup>, FLOOR 2: 42.63 m<sup>2</sup>  
TOTAL: 112.41 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.