



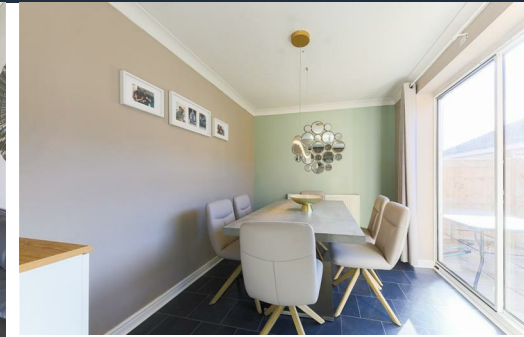
# Alexander Hudson Estates

---

Sales Particulars

# Alexander Hudson Estates

The Limes, West Moor, NE12



# The Property

Alexander Hudson Estates are pleased to introduce to the market this spacious and well maintained five bedroom family home, offering versatile living space over multiple floors. Situated in a popular location, this property presents an excellent opportunity for a growing family, with close access to local amenities, schools, and transport links.

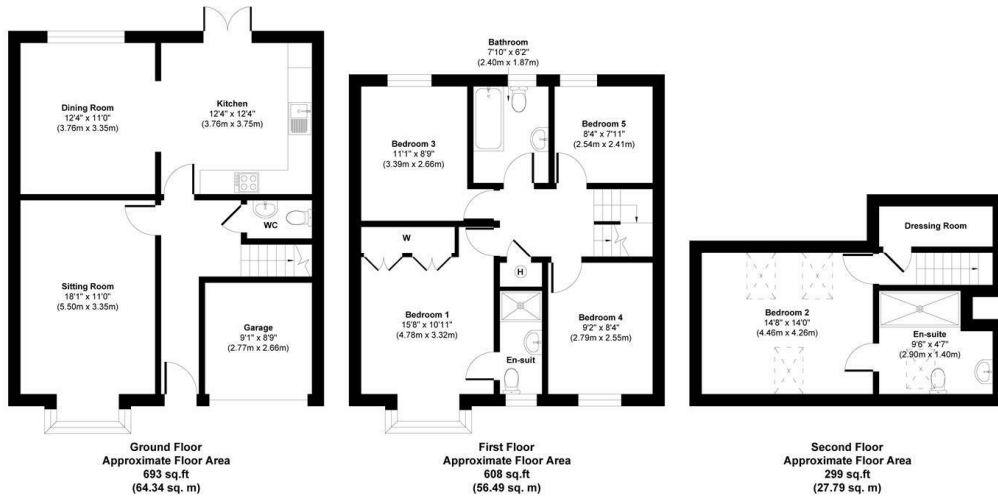
Briefly comprising an entrance hallway, downstairs WC, a well proportioned kitchen, separate dining room, and a spacious sitting room, the ground floor offers excellent space for both everyday living and entertaining, along with internal access to the integral garage.

To the first floor, there are four bedrooms, including a principal bedroom with en-suite, alongside a family bathroom serving the remaining rooms.

To the upper floor, there is an additional bedroom suite, complete with en-suite and a separate dressing room, providing a private and versatile space.

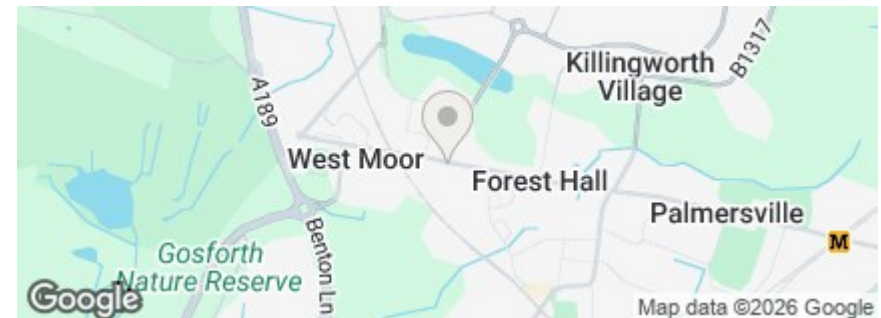
Externally, the property benefits from an integral garage, driveway parking, and a private rear garden with a decked seating area and lawn, perfect for outdoor entertaining and family life.

West Moor is a popular residential suburb with roots in the 19th-century coal mining communities. Today, it combines a friendly village-like atmosphere with a mix of traditional and modern homes, appealing to both families and professionals alike. Local amenities include shops, a local bakery, Lidl supermarket, independent cafés and businesses such as The Printworks and The Croft, as well as Miller & Carter Steakhouse. Green spaces include Gosforth Nature Reserve and Killingworth Boating Lake. Excellent transport links via the A19, A1, and metro stations at Longbenton and Four Lane Ends provide easy access into Newcastle. Families benefit from a well-established community centre with a playground and sports field, alongside highly regarded schools such as West Moor Primary and St. Mary's Primary, making the area a sought-after location for community-minded residents.



Approx. Gross Internal Area 1600 sq. ft / 148.62 sq. m  
Illustration for identification purpose only, measurements approximate  
and not to scale, unauthorized reproduction is prohibited. All rights reserved for  
Alexander Hudson Estates

Freehold  
Council Tax: E  
EPC Rating: 64





---

Alexander Hudson Estates  
The Printworks  
20 Arrow Close  
NE12 6QN

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