



Northfield Drive, West Moor, NE12 7EE

**£300,000**

Highly sought after, extended family semi-detached home, pleasantly located within a cul-de-sac and offering superb room sizes throughout. West Moor began as a colliery village around the 19th century, West Moor is now best described as a suburb of Newcastle upon Tyne. The area benefits from local amenities such as a Post Office, local shops, Public House, Social Club and West Moor Primary School. West Moor has expanded over the years to create popular residential housing and business developments. It is situated close to Gosforth Business Park, Balliol Business Park and Quorum Business Park all accommodating many 'blue chip' companies, DWP and Freeman Hospital. Nearby areas include; Forest Hall, Killingworth, Benton, Longbenton, and South Gosforth. You are welcomed into a spacious entrance porch and hallway, the property benefits from a downstairs cloaks/w.c., stylish front facing lounge with feature bay window and gorgeous marble fireplace with gas, living flame fire, separate dining room, stylish breakfasting kitchen, separate utility room. First floor landing area, four generous bedrooms, all with fitted wardrobes and the principal additionally showcasing a feature bay window. Modern family bathroom with power shower. Large rear garden with extensive lawn and borders, shed, front driveway, garage with electric roller door.

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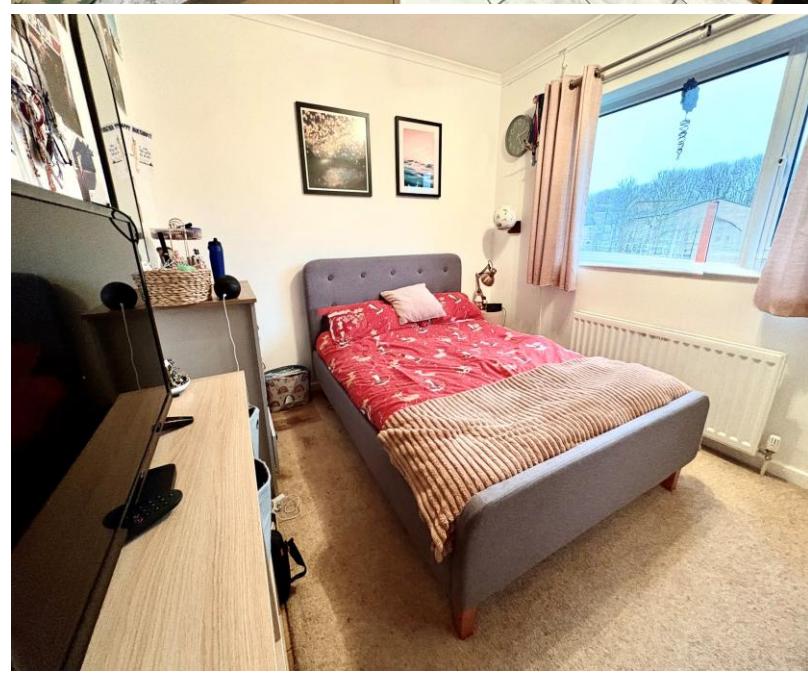


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**Extended Family Home****Fitted Wardrobes****Generous Accommodation****Garage****Cul -De-Sac Position****Generous Gardens****Four Bedrooms****Viewings Recommended****Double Glazed Entrance Door to:****ENTRANCE PORCH:** triple glazed window to the side, tiled floor, double glazed door to:**ENTRANCE HALLWAY:** spacious hallway, under-stair cupboard, radiator, stairs up to the first floor, door to:**LOUNGE:** (front): 14'2 x 12'6, (4.31m x 3.8m), with measurements into alcoves and feature, triple glazed bay window, attractive marble feature fireplace, gas, living flame fire, radiator, double doors through to:**DINING ROOM:** (rear): 10'2 x 9'3, (3.10m x 2.81m), triple glazed window overlooking the rear garden, radiator, coving to ceiling.**BREAKFASTING KITCHEN:** 9'0 x 8'0, (2.74m x 2.45m), a stylish and modern fitted kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, 1 ½ bowl sink unit, integrated electric oven, hob, cooker hood and dish washer, tiled floor, radiator, tiling to walls, triple glazed window, door to:**UTILITY:** 9'5 x 5'9, (2.88m x 1.76m), into door recess, triple glazed window, double glazed door out to the garden, door into garage, tiled floor, plumbed for automatic washing machine, fitted worktop**FIRST FLOOR LANDING:** loft access with pull down ladders, we understand that the loft has been floored for storage purposes, triple glazed window, door to:**BEDROOM ONE:** (front): 14'7 x 10'1, (4.44m x 3.08m), into triple glazed bay window, fitted wardrobes providing ample hanging and storage space, concealed combination boiler, radiator, coving to ceiling**BEDROOM TWO:** 12'1 x 9'3, (3.69m x 2.81m), into recess, triple glazed window, radiator, fitted wardrobes**BEDROOM THREE:** 13'1 x 8'4, (4.0m x 2.54m), triple glazed window, radiator, fitted wardrobes**BEDROOM FOUR:** 7'6 x 6'7, (2.30m x 2.0m), fitted wardrobes, radiator, triple glazed window**BATHROOM:** stylish and modern family bathroom showcasing, panelled bath, power shower, vanity wash basin, low level w.c., tiled floor, tiling to walls, radiator, triple glazed windows to side and rear**EXTERNALLY:** Block paved front driveway, walled surround. Excellent size rear garden, mainly lawned, borders, shed and water tap. The garage benefits from an electric roller door, electric points and lighting.



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## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Garage & Driveway

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

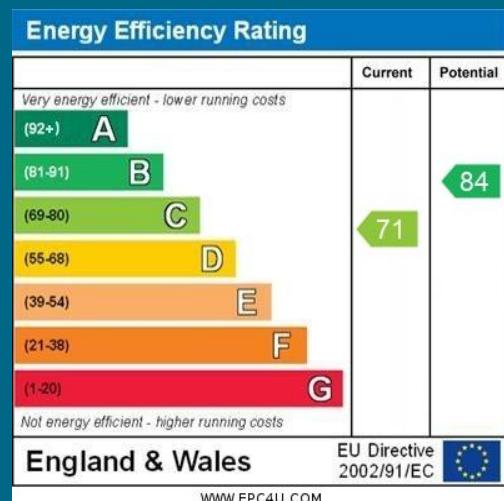
## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: C**

**EPC RATING: C**

FH00009260/GO/GO/18/12/2025 V2



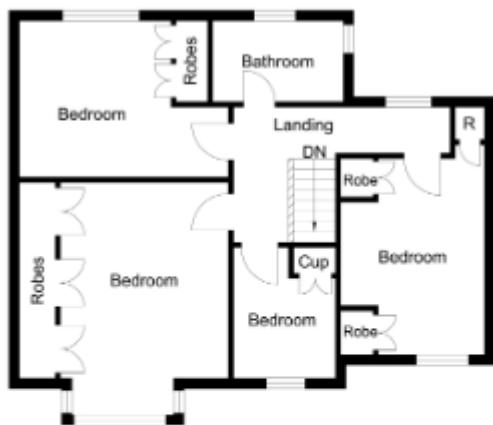
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Ground Floor



First Floor

### 54 Northfield Drive

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

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