



Northfield drive | West Moor | NE12 7EE

£270,000

Having been a much-loved family home for a number of years, this extended semi-detached property on Northfield Drive is ready for its next chapter. Occupying a sizeable corner plot with extensive gardens and offering enormous potential for updating to the aspirational buyers own unique taste and style.

Step inside and the good-sized porch leads to a welcoming hallway which gives access to the beautifully spacious lounge perfect for relaxed evenings. A separate dining room adds further versatility and appeal creating the perfect setting for family meals or entertaining friends. The extended kitchen overlooking the rear garden is thoughtfully arranged offering ample workspace and storage while maintaining the same welcoming feel.

Upstairs there are three bedrooms, two with fitted wardrobes, each filled with natural light and offering peaceful spaces to unwind. The family bathroom is well appointed serving the needs of a busy household with ease.

Externally the property boasts extensive gardens to three sides offering excellent potential for further development subject to relevant planning permission. The gardens are well maintained with established hedging creating a good degree of privacy and the lawns are bordered by mature shrubs whilst a paved patio is an ideal space for outdoor seating and get togethers. A driveway to the front provides off street parking which leads to the attached garage adding extra storage solutions.

Competitively priced to reflect the need for some refurbishment, homes that combine such charm, generous proportions and future potential are rarely available. Ideal for families seeking a comfortable and convenient living space in the sought-after vibrant area of West Moor with its variety of shops and amenities, local schools and frequent public transport links. The A19 and A1 are easily accessible making it ideal for commuters.

Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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1

Extended Semi Detached

Fantastic Family Accommodation

Desirable Location

Extended Breakfasting Kitchen

Garage & Extensive Gardens

Council Tax Band: C

EPC: D

Freehold

ENTRANCE PORCH: Step through the entrance door into the welcoming porch, featuring double-glazed windows to the front and side.

ENTRANCE HALLWAY: Providing access to the kitchen and lounge, with a staircase leading to the first floor.

LOUNGE: 12'0 x 14'3, (3.65m x 4.34m). A spacious and inviting reception room featuring a double-glazed bay window to the front, a marble-effect fireplace with matching inset and hearth incorporating a living flame gas fire. Additional features include coving, ceiling arch detailing, and a double radiator.

DINING ROOM: 10'1 x 9'2, (3.07m x 2.79m). Featuring a double-glazed window overlooking the rear garden and a double radiator.

BREAKFAST KITCHEN: 17'5 x 9'0, (5.30m x 2.74m). Fitted with a range of wall and base units incorporating a single drainer sink unit. Integrated appliances include an electric oven with gas hob and a fridge freezer, with additional space for a washing machine. The kitchen benefits from part-tiled walls, a double radiator, a double-glazed window to the rear, and double-glazed French doors opening onto the rear garden.

FIRST FLOOR LANDING AREA: Featuring a double-glazed window to the side and providing access to the partially boarded loft space.

BEDROOM ONE: 9'8 x 15'4, (2.94m x 4.67m) into bay. The principal bedroom benefits from fitted wardrobes, which house the combination boiler, together with a double-glazed bay window to the front and a double radiator.

BEDROOM TWO: 10'7 x 9'2, (3.22m x 2.79m). A well-proportioned bedroom featuring fitted wardrobes, a double-glazed window to the rear, and a radiator.

BEDROOM THREE: 6'5 x 7'8, (1.95m x 2.33m). Featuring a double-glazed window to the front and a radiator.

FAMILY BATHROOM: Fitted with a panelled bath incorporating a mains-fed shower and bi-fold glass screen, a wash hand basin set within a vanity unit, a low-level WC, and a heated towel rail. Finished with UPVC wall and ceiling panelling, recessed ceiling spotlights, and a double-glazed frosted window to the rear.

EXTERNALLY: To the front, the property enjoys a lawned garden with walled and hedged boundaries, alongside a driveway providing access to the garage. The generous south west-facing rear garden features an extensive patio area, two lawned sections, attractive tree and shrub borders, and is enclosed by fencing and mature conifers, creating a pleasant degree of privacy.

GARAGE: Attached garage with an up-and-over door, benefiting from both light and power supplies.

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PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS GAS
Broadband: FIBRE TO PREMISES
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.

RESTRICTIONS AND RIGHTS

Listed? NO
Conservation Area? NO
Restrictions on property? NO
Easements, servitudes or wayleaves? NO
Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO
Risk of Flooding: ZONE 1
Any flood defences at the property: NO
Coastal Erosion Risk: LOW
Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO
Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations.

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: D

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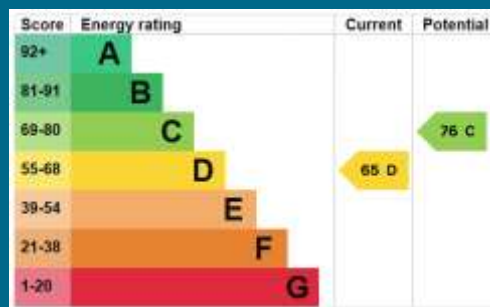
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 300.

FLOORPLAN



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Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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