



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 begun 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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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.



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.

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.

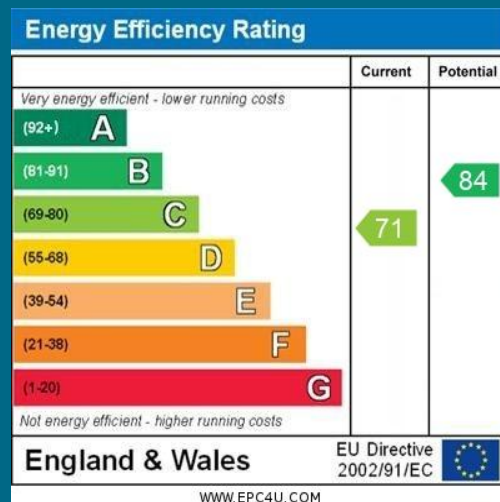
TENURE

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

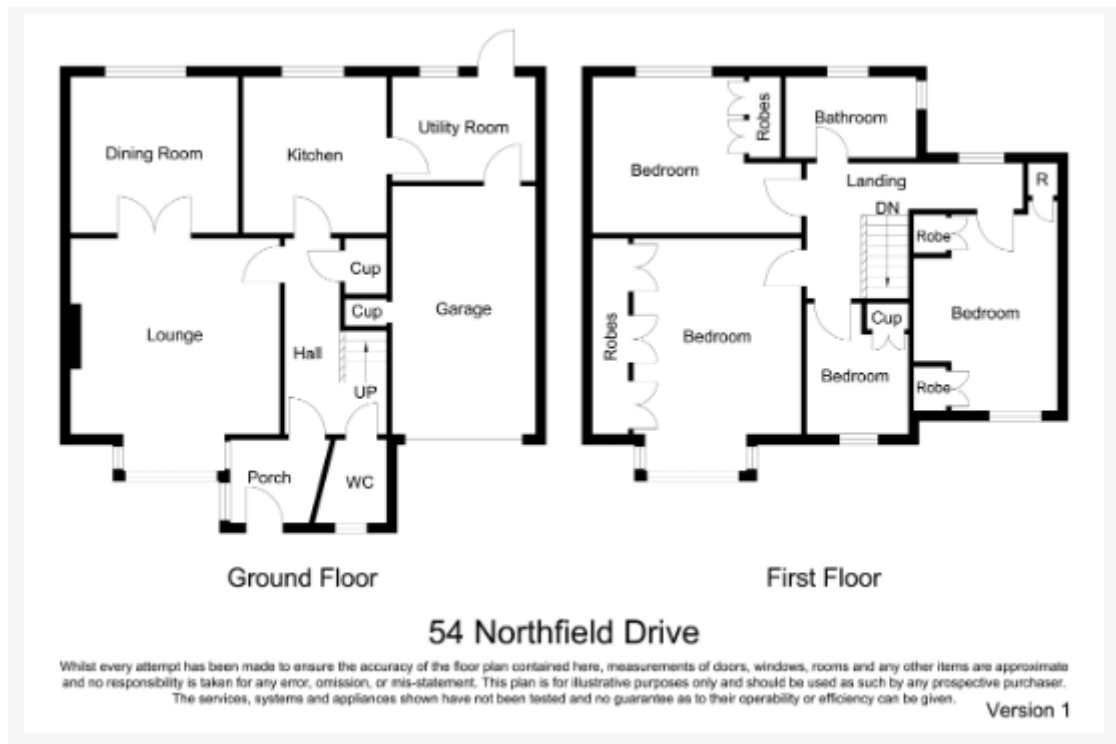
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