

Georgian Court, West Moor, NE12

OIRO £170,000



Full Description

Alexander Hudson Estates are delighted to welcome to the market this attractively presented three bedroom terraced family home, offering well-proportioned and versatile accommodation throughout. Georgian Court sits just off Great Lime Road in West Moor, within easy walking distance of local schools, shops and amenities, with Killingworth Shopping Centre just a short drive away.

The ground floor features a welcoming entrance hall leading into a bright and spacious lounge/dining room, with projecting windows to both the front and rear creating a light and inviting space. The dining area is positioned to the rear, while a separate fitted kitchen with a rear door providing direct access to the garden completes the ground floor accommodation.

Upstairs, the principal bedroom is positioned to the rear of the property, with two further bedrooms positioned towards the front, providing flexible accommodation suitable for children, guests or those working from home. A modern shower room serves all three bedrooms.

Externally, the property benefits from a lawned front garden with pathway access. Off-street parking and a separate detached garage are available nearby. To the rear, an enclosed garden offers a lawned area with

pathway, providing an ideal space for children to play, entertaining or outdoor relaxation.

Disclaimer

At Alexander Hudson Estates, we take great care to ensure our marketing is accurate, clear, and transparent. These particulars are intended as a guide only and do not form part of any offer or contract.

All descriptions, images, floor plans, and measurements are provided in good faith but should not be relied upon as statements of fact. Interested parties are advised to carry out their own due diligence and satisfy themselves as to the accuracy of the information provided.

Features

- Three bedroom terraced family home.
- A bright and welcoming space with a versatile open-plan living and dining area.
- Additional storage with detached garage.
- Situated within the popular residential area of West Moor, close-by to local schools, amenities and transport links.

Contact Us

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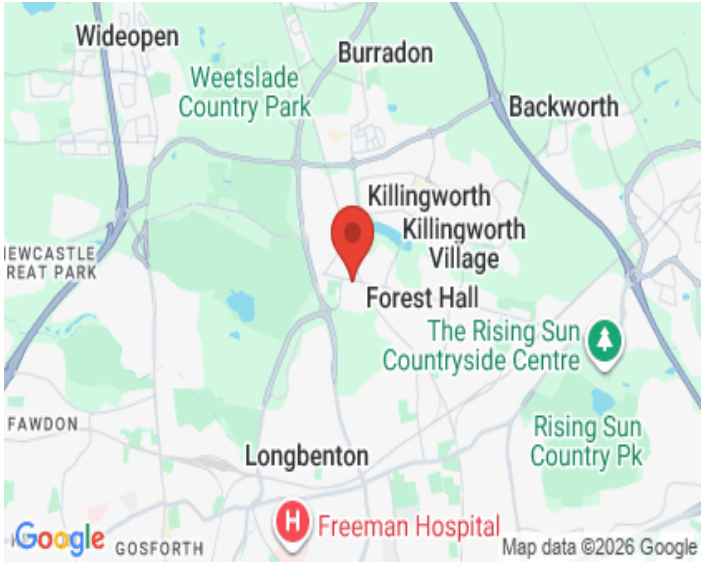


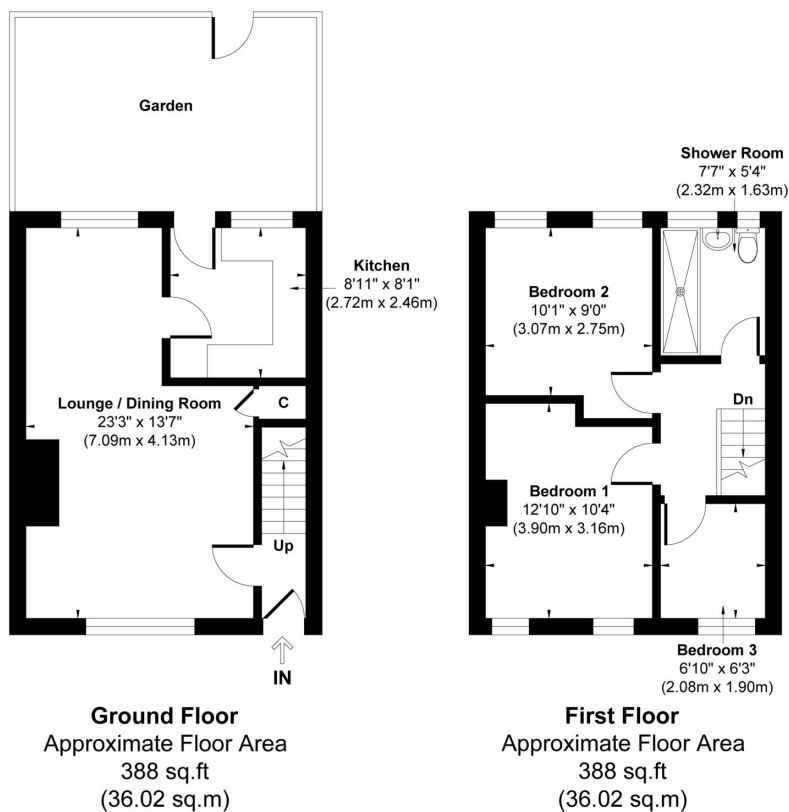




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		





Approx. Gross Internal Floor Area 776 sq. ft / 72.04 sq. m

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