

Harriot Drive, West Moor, NE12

OIRO £180,000



Full Description

CASH PURCHASERS ONLY DUE TO SHORT LEASE - Alexander Hudson Estates are pleased to introduce to market this three bedroom, semi-detached family home which offers huge potential for future refurbishment and no onward chain in the heart of West Moor, NE12. This property offers well-proportioned accommodation arranged over two floors and presents an excellent opportunity for modernisation. The ground floor comprises an entrance hall leading to a spacious lounge and a separate dining room with access to an extension at the rear. The kitchen connects to a useful utility room and provides internal access to the garage. Upstairs, the first floor features three bedrooms, including two good-sized doubles and a third single room, along with a shower room and separate WC. 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.

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, semi detached family home.
- Huge potential for future refurbishment and redevelopment.
- Within walking distance to local Schools, amenities and transport links.

Contact Us

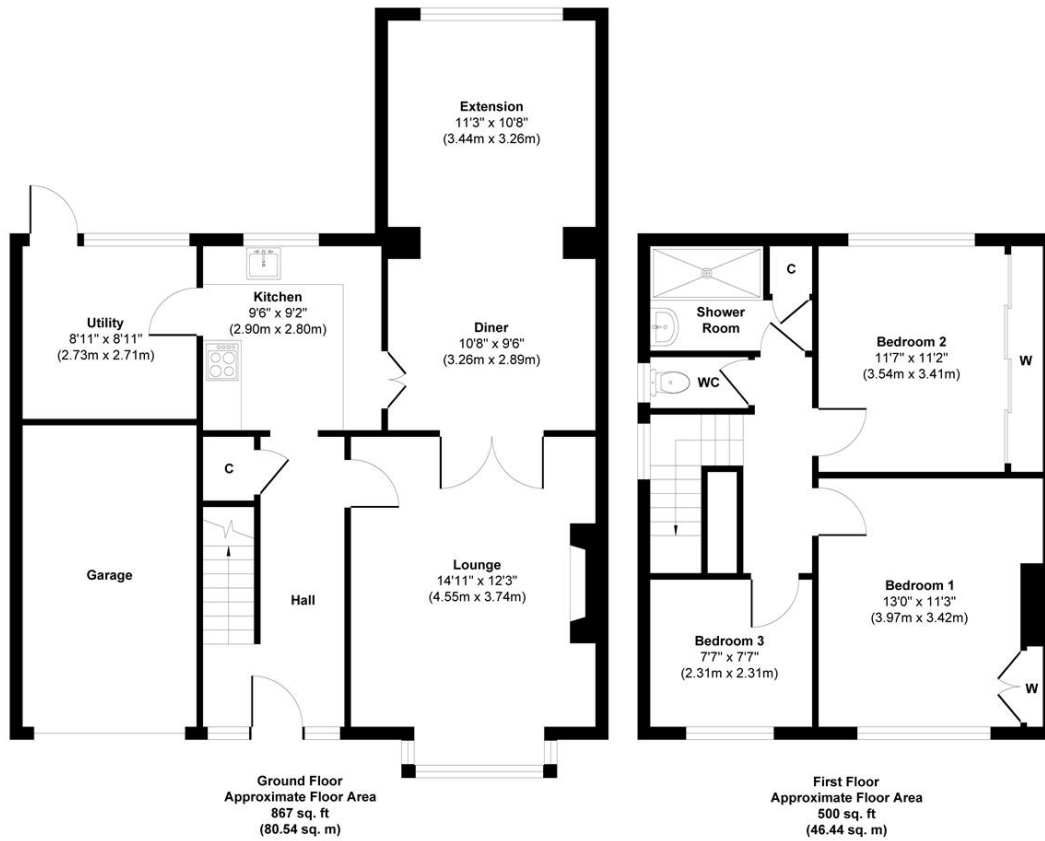
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	46	
(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 1367 sq. ft / 126.99 sq. m

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