

# Hawks Edge, West Moor, NE12

OIRO £230,000



## Full Description

Alexander Hudson Estates introduce to the market, this bright and spacious, three/four-bedroom townhouse with garage and garden in the development of Hawks Edge, West Moor. Close to Gosforth, Balliol and Quorum Business Parks, with the A1 and A19 easily accessible for those commuting further afield.

The property offers well-proportioned family accommodation over three levels and briefly comprises: Entrance hallway leading to ground floor shower room/wc, utility room and 2nd reception room/4th bedroom. On the first floor you will find a bright open plan living area, dining room and kitchen with twin Juliet balconies. Located on the second floor is the principal bedroom with an ensuite shower room/wc, two further bedrooms and the family bathroom. The loft has been boarded for storage with a fully accessible loft ladder installed. The property enjoys driveway parking to the front with access to a single integral garage and to the rear an attractive easily maintained landscaped garden to include a patio and lawn with central paved feature.

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 the Lakeside Leisure Centre with gym and swimming pool, Lidl, independent cafés, businesses such as The Printworks and The Croft, as well as Miller & Carter Steakhouse and the Killingworth Shopping Centre. Greenspaces 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.

## Features

- Attractive three/four bedroom townhouse .
- Accommodation over three levels with gardens , driveway and single garage.
- Excellent position on a popular residential development in West Moor.
- Close to Gosforth & Balliol/Quorum Business Parks and Easy Access to the A1 & A19

## Contact Us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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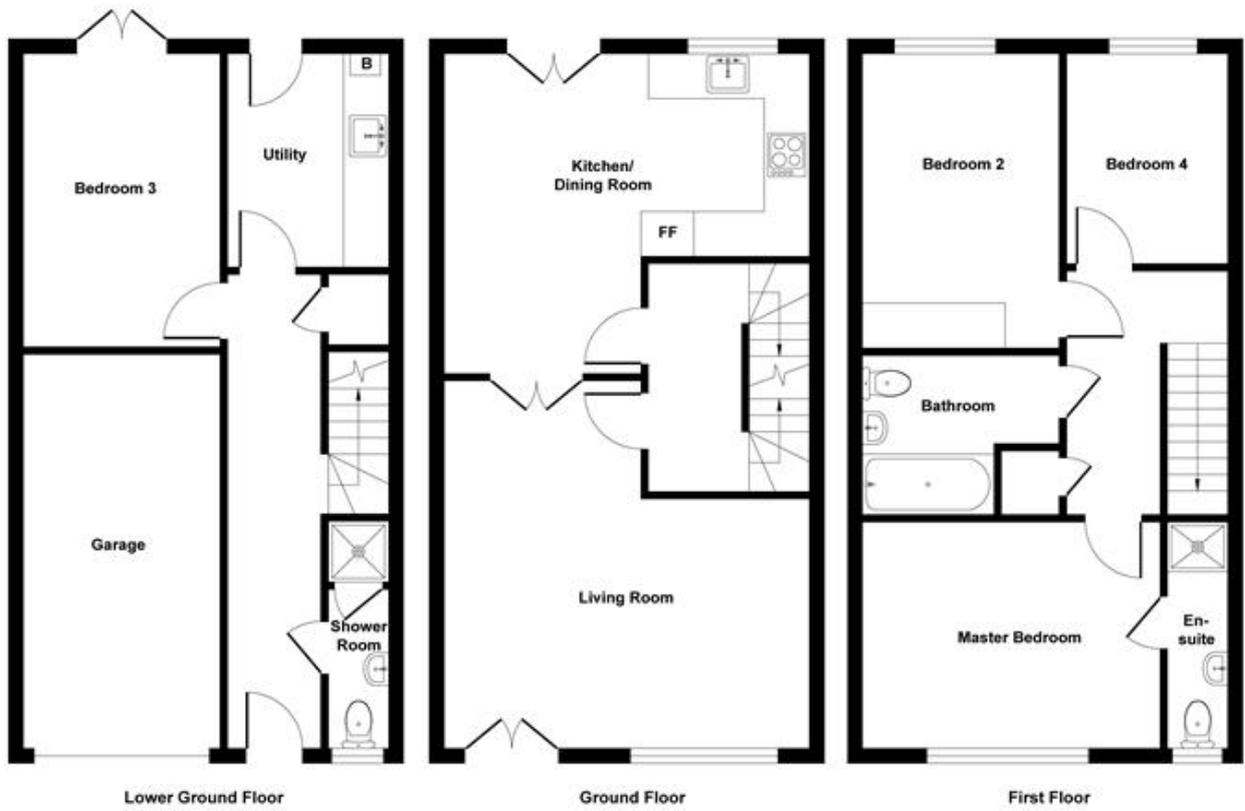


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