

Northfield Drive, West Moor, NE12

OIRO £350,000



Full Description

Alexander Hudson Estates introduces to market this three-bedroom, detached family home located within the increasingly popular residential area of West Moor, close-by to local shops, restaurants, and transport links. With excellent schooling also nearby, this property represents a fantastic opportunity to acquire a family home in a popular area.

This well-proportioned home offers a versatile and comfortable layout, the ground floor is thoughtfully arranged, featuring a spacious living room that provides an inviting setting for relaxation and entertaining. A separate office offers a quiet and practical space for working from home or study. The kitchen is centrally positioned, with easy access to the main living areas, creating a natural hub for day-to-day life. From here, there is convenient access to the adjoining garage, adding practicality and additional storage options.

Upstairs, the principal bedroom benefits from built-in storage, while the remaining bedrooms offer flexibility for family, guests, or additional workspace. A well-appointed family bathroom serves all bedrooms, completing the first-floor accommodation. Externally, the spacious rear garden with lawn and patio, offers ample space for outdoor entertaining.

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.

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

- Situated within sought-after location of West Moor, close to schooling, transport links and amenities,
- Generously proportioned living and dining spaces.
- Integral garage providing ample practicality and storage.
- Well-situated three-bedroom detached family home.

Contact Us

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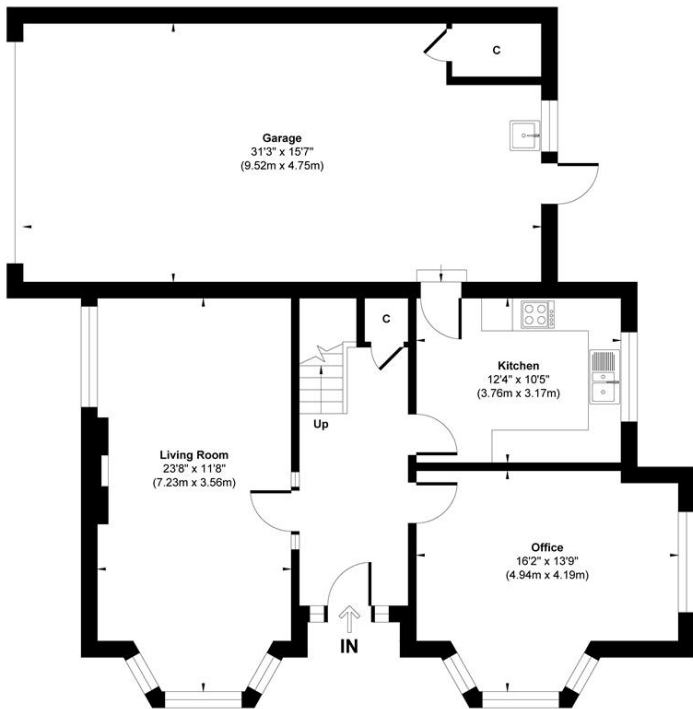




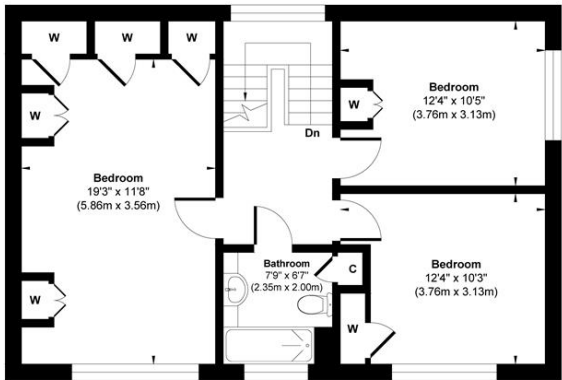


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
Approximate Floor Area
1197 sq.ft
(111.18 sq.m)



First Floor
Approximate Floor Area
652 sq.ft
(60.59 sq.m)

Approx. Gross Internal Floor Area 1849 sq. ft / 171.77 sq. m (Including Garage)

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