

Reynolds Avenue, West Moor, NE12

OIRO £325,000



Full Description

Alexander Hudson Estates are delighted to present this beautifully presented four bedroom semi-detached family home, offering spacious and versatile accommodation across two floors.

The ground floor comprises a welcoming entrance hallway leading to a generous living room, which opens into a bright orangery with stunning bi-fold doors providing direct access to the rear garden. To the rear of the property, the modern kitchen and dining room offers a practical and sociable space for everyday living, with further access to the orangery. A convenient downstairs WC and integral garage, currently utilised as a utility room, complete the ground floor.

To the first floor, there are four bedrooms, including a spacious principal bedroom with en-suite shower room. Two further double bedrooms provide comfortable accommodation, while the fourth bedroom offers flexibility as a nursery, home office, or dressing room. A contemporary family bathroom completes the layout. Externally, the property benefits from a driveway providing off-street parking. The enclosed west-facing rear garden features a patio and artificial lawn, creating a low-maintenance outdoor space ideal for entertaining, relaxing, and enjoying the afternoon and evening sun.

West Moor is a popular residential suburb offering a welcoming community atmosphere, excellent local amenities, and superb transport links. The area is home to a range of shops, cafés, and restaurants, including Lidl and Miller & Carter, while nearby green spaces such as Gosforth Nature Reserve and Killingworth Boating Lake provide opportunities for outdoor recreation. Convenient access to the A19, A1, and nearby Metro stations makes commuting into Newcastle and beyond straightforward. Families are well served by highly regarded local schools and a strong sense of community, making West Moor a sought-after location for a wide range of buyers.

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

- Four bedroom semi-detached family home with stunning orangery and garden access.
- Modern kitchen/dining space with versatile ground floor layout, utility and downstairs WC.
- West-facing, low maintenance garden with patio, artificial lawn and outdoor seating area.
- Situated in a sought after residential area close-by to a range of amenities, schooling and transport links.

Contact Us

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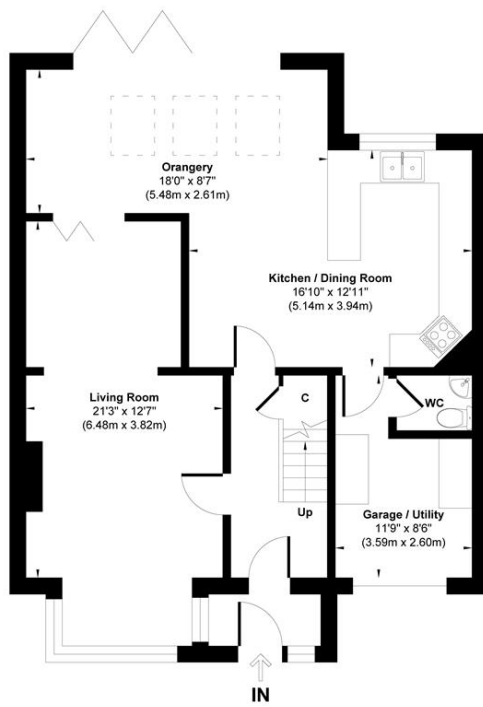




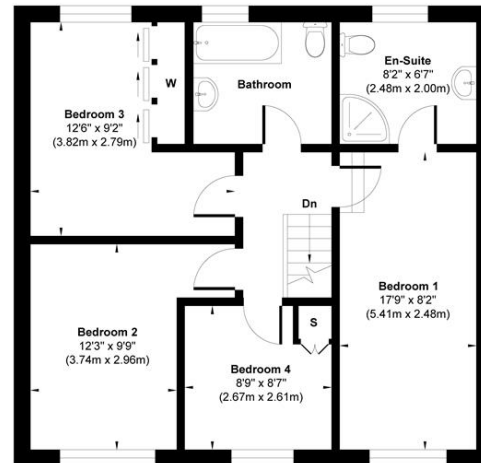
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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		68
(39-54) E	45	
(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
827 sq.ft
(76.85 sq.m)



First Floor
Approximate Floor Area
678 sq.ft
(62.99 sq.m)

Approx. Gross Internal Floor Area 1505 sq. ft / 139.84 sq. m (Including Garage)

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