

Whitecroft Road, West Moor, NE12

OIRO £260,000



Full Description

Alexander Hudson Estates are pleased to introduce to market this beautifully presented, three-bedroom, semi-detached family home situated in the popular residential area of West Moor, close-by to a range of local amenities, transport links and schooling.

The ground floor opens into a central hallway with stairs rising to the first floor. To the front is a bright living room, while a separate dining area sits behind, leading through to the kitchen at the rear. The kitchen provides access to the adjoining garage which has additional use as a utility space and storage cupboard is also located off the hallway.

Upstairs, there are three bedrooms and a shower room. The main bedroom benefits from built-in storage, with a further double bedroom and a third single room that could also serve as a home office. The shower room is fitted with a walk-in shower, wash basin, and WC, and there is an additional storage cupboard on the landing. The property also benefits from a recently fitted boiler. Externally, there is a large driveway and integral garage and to the rear is a mature landscaped garden with patio and lawn areas.

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.

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

- Well-positioned three-bedroom semi-detached family home.
- Spacious open-plan kitchen and dining room.
- Within walking distance to local Schools, amenities and transport links.
- Beautifully maintained landscaped rear garden with lawn and patio.

Contact Us

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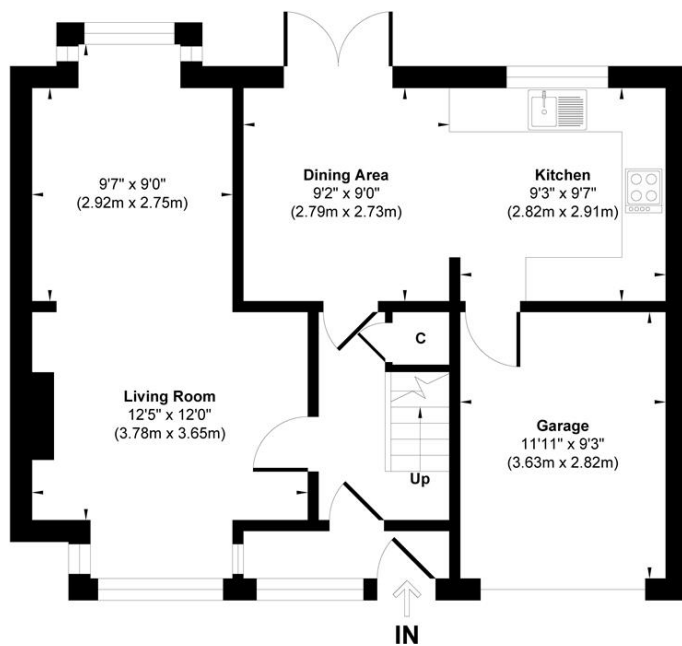




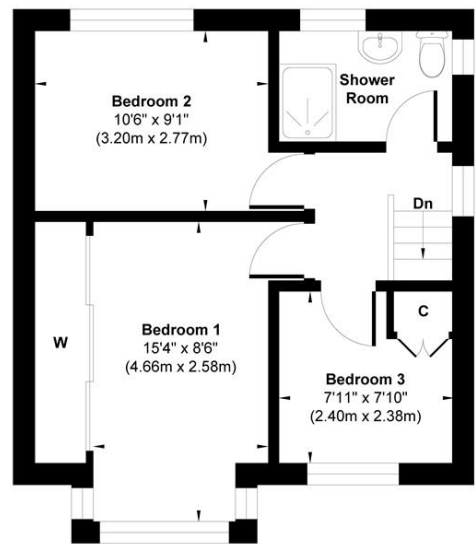


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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	61	68
(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
631 sq.ft
(58.60 sq.m)



First Floor
Approximate Floor Area
381 sq.ft
(35.44 sq.m)

Approx. Gross Internal Floor Area 1012 sq. ft / 94.04 sq. m

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