



# Alexander Hudson Estates

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Sales Particulars

Regents Court

West Moor

NE12 7PD





Situated within the popular residential area of West Moor, close-by to local shops, restaurants, and transport links. Gosforth, Balliol, and Quorum Business Parks are nearby, with the A1 and A19 easily accessible for those commuting further afield.

West Moor is also adjacent to Killingworth, home to The Killingworth Centre (anchored by a large Morrison's supermarket), and the White Swan Centre, which includes a doctors' surgery, activity hall, cafe, and Killingworth Library. The Lakeside Centre offers up various leisure facilities including a swimming pool and soft play for children.

**Beautifully presented throughout | First floor | Two bedrooms | Open-plan living room and dining area | Kitchen | Modern bathroom | Private porch | Allocated parking | Excellent Location | Council Band: A | EPC Rating: C**

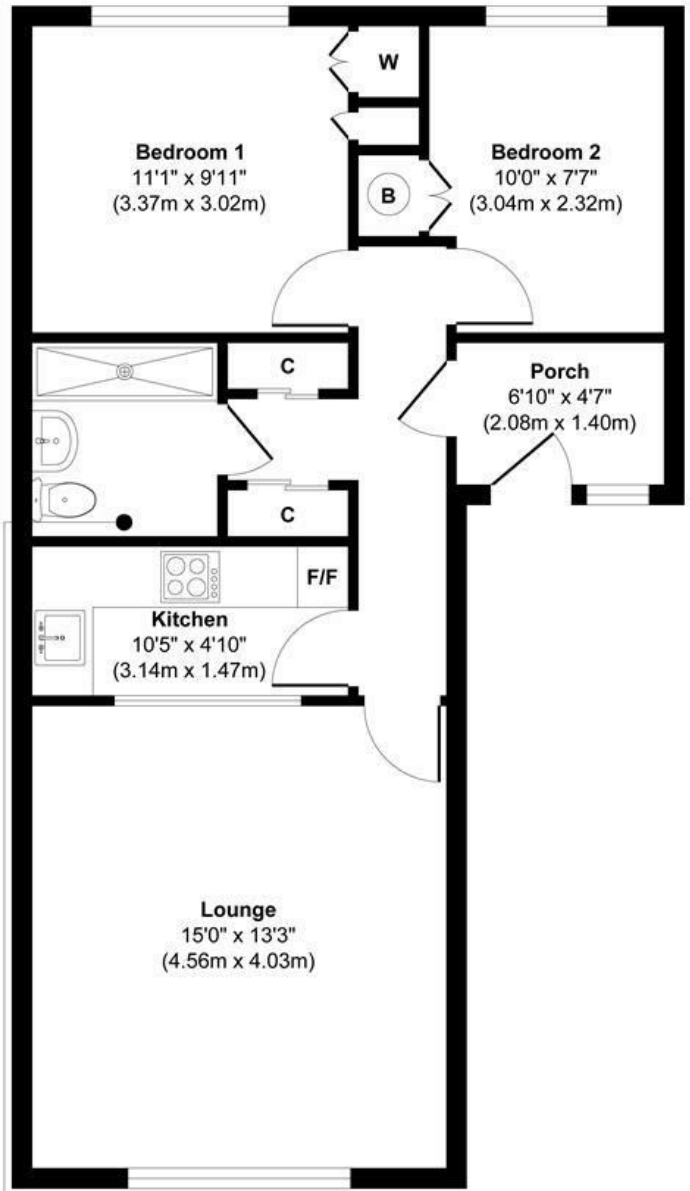
Tenure: Leasehold    Council tax band:    EPC Rating:











**Shower Room**  
 6'3" x 6'0"  
 (1.91m x 1.83m)

**Floor Plan**  
**Approximate Floor Area**  
 600 sq. ft  
 (55.77 sq. m)

**Approx. Gross Internal Floor Area 600 sq. ft / 55.77 sq. m**