



# Alexander Hudson Estates

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Sales Particulars

# Alexander Hudson Estates

Harriot Drive, West Moor, NE12



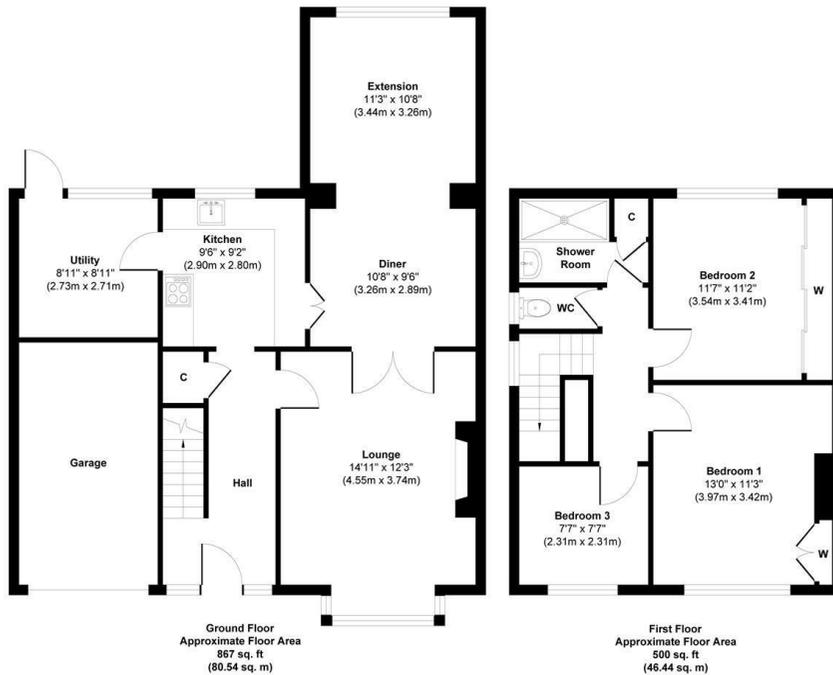
# The Property

CASH PURCHASERS ONLY - Alexander Hudson Estates are pleased to introduce to market this three bedroom, semi-detached family home which offers huge potential for future refurbishment and no onward chain in the heart of West Moor, NE12.

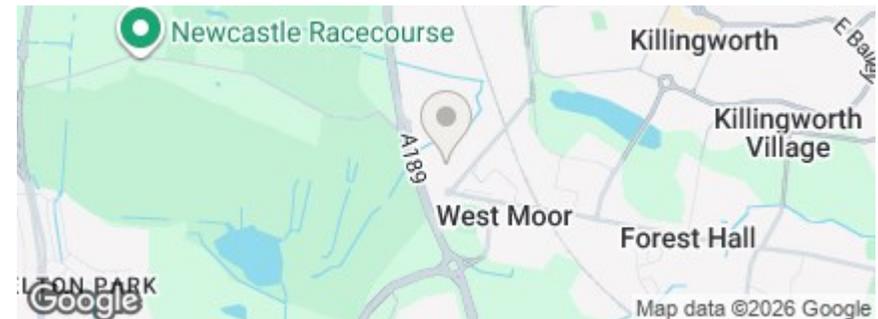
This property offers well-proportioned accommodation arranged over two floors and presents an excellent opportunity for modernisation. The ground floor comprises an entrance hall leading to a spacious lounge and a separate dining room with access to an extension at the rear. The kitchen connects to a useful utility room and provides internal access to the garage. Upstairs, the first floor features three bedrooms, including two good-sized doubles and a third single room, along with a shower room and separate WC.

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. 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.

Leasehold  
Council Tax: C  
EPC Rating: 0



**Approx. Gross Internal Floor Area 1367 sq. ft / 126.99 sq. m**  
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