



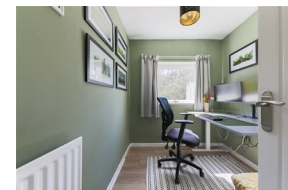
# Alexander Hudson Estates

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Sales Particulars

# Alexander Hudson Estates

Parkside, West Moor, NE12



# The Property

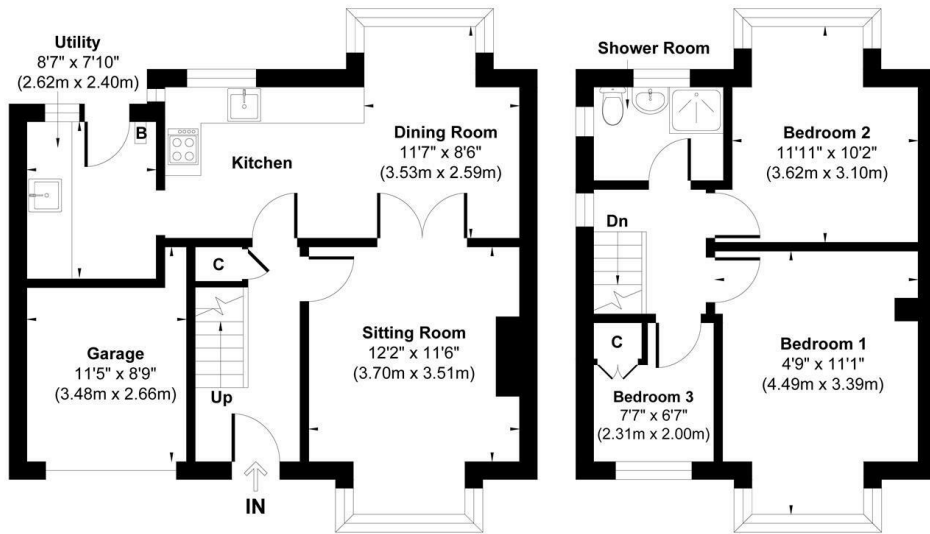
Alexander Hudson Estates are delighted to present this well-maintained three-bedroom semi-detached home, featuring extended ground-floor living space and positioned on one of West Moor's most desirable streets. Offering an excellent opportunity for families, the property is ideally located close to a range of local amenities, including shops, restaurants, leisure facilities, and reputable schools.

The accommodation briefly comprises an entrance hallway, a bright living room with a large bay window, an open-plan kitchen and dining room, and a separate utility room. Upstairs, there are three bedrooms, two of which are spacious doubles with bay windows, alongside a contemporary family bathroom.

Externally, the property benefits from a driveway and attached garage, providing both private and off-street parking as well as ample storage. To the rear, a beautifully landscaped garden with a generous decking area and a shed offers an ideal setting for relaxing or entertaining during the warmer months.

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.

Freehold  
Council Tax: C  
EPC Rating: 65



**Ground Floor**  
Approximate Floor Area  
576 sq.ft  
(53.55 sq.m)

**First Floor**  
Approximate Floor Area  
402 sq.ft  
(37.36 sq.m)

**Approx. Gross Internal Floor Area 978 sq. ft / 90.91 sq. m (Including Garage)**

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