



# Alexander Hudson Estates

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Sales Particulars

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Greenhaugh, West Moor, NE12

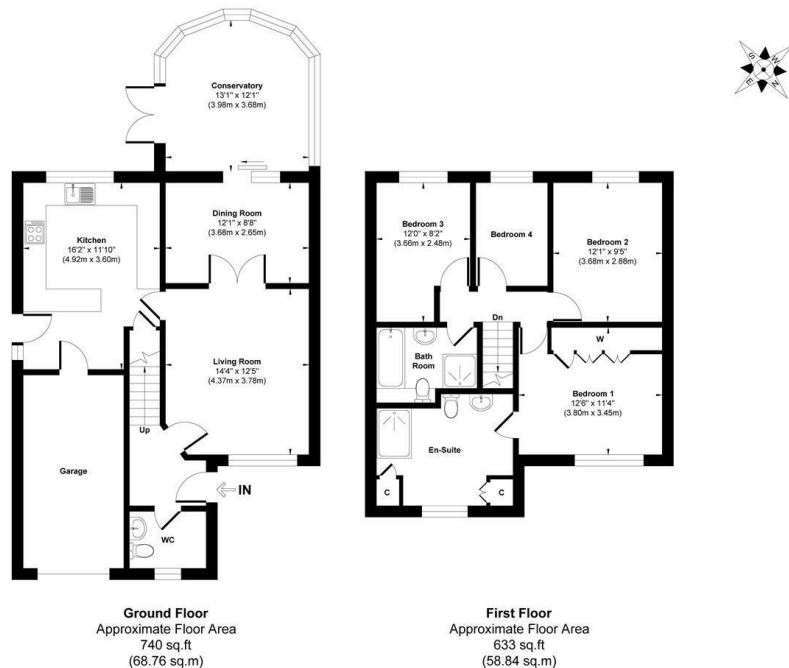


# The Property

Alexander Hudson Estates are delighted to welcome to the market this spacious four bedroom detached family home, enjoying a lovely cul de sac position within this much sought after development in West Moor. NE12

The Entrance door leads you into a pleasant entrance hallway with ground floor cloakroom and stairs leading to the first floor. The Lounge is to the front of the property and offers the option of more open plan reception space with glazed double doors to a dining room, which in turn gives you access via French doors to the conservatory. A Generous fitted kitchen with breakfasting area complete the ground floor accommodation. From the first floor landing there are three double bedrooms the principal bedroom enjoying fitted wardrobes and a large ensuite shower room/wc. Fourth good sized bedroom. Family Bathroom/wc with separate shower. Externally the property is accessed to the front via a driveway for off street parking, giving access to a single garage. Open mature gardens to front and a generous enclosed, private rear garden, laid to lawn with mature trees and shrubs.

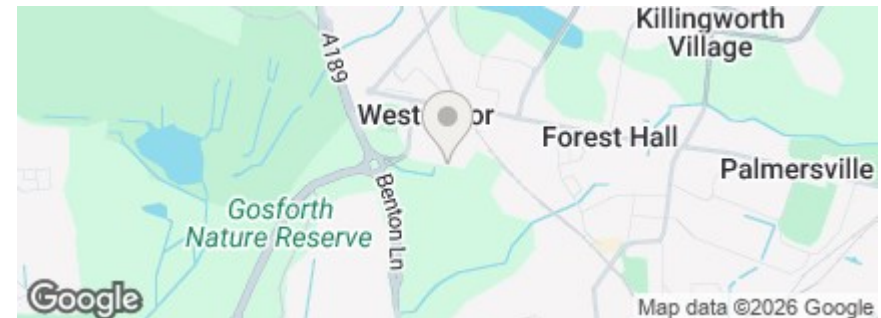
West Moor is a popular residential suburb with roots in the 19th-century coal mining communities. Today, it combines a friendly village-like atmosphere with a mix of traditional and modern homes, appealing to both families and professionals alike. Local amenities include shops, a local bakery, Lidl supermarket, 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.



**Approx. Gross Internal Floor Area 1373 sq. ft / 127.60 sq. m (Excluding Garage)**

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Freehold  
Council Tax: E  
EPC Rating: 0





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