



Alexander Hudson Estates

Sales Particulars

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Hawks Edge, West Moor, NE12



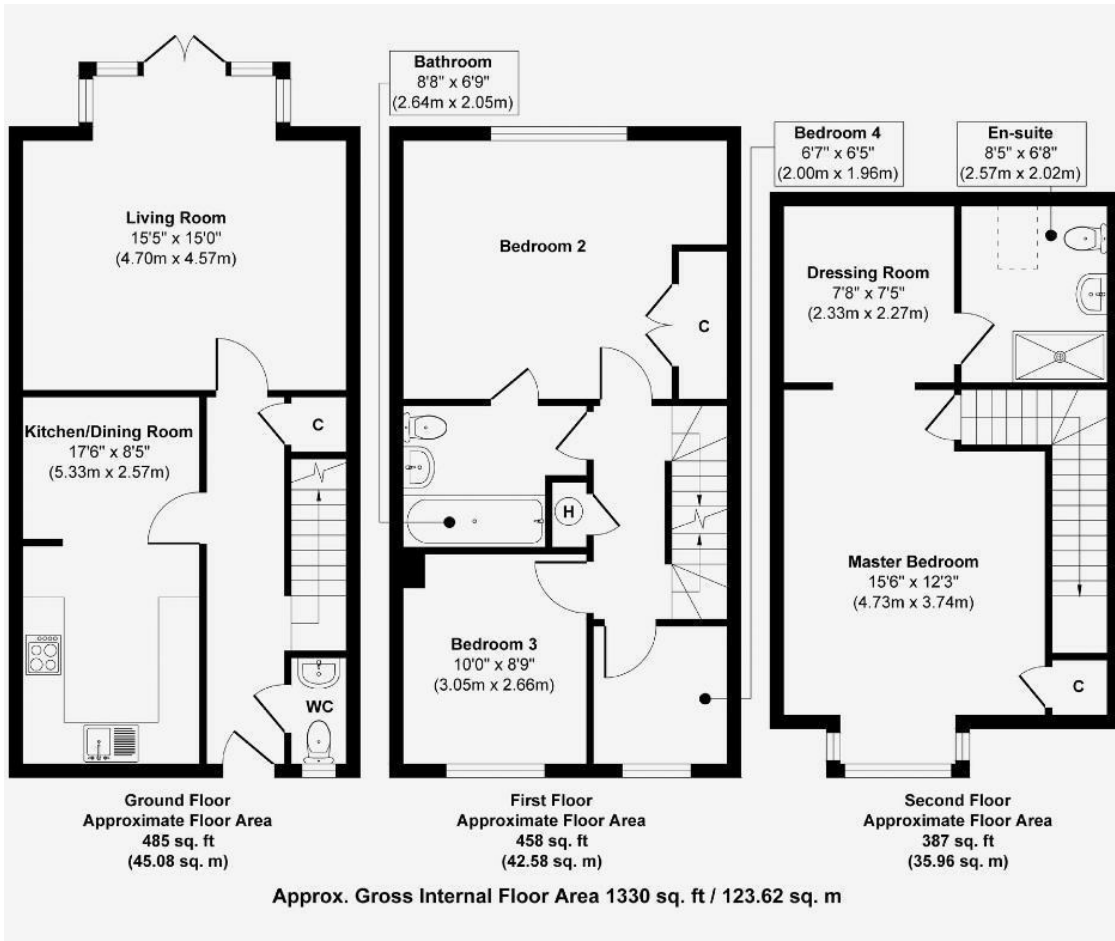
The Property

Alexander Hudson Estates introduce to the market, this immaculately presented, four bedroom, modern townhouse with south facing, private garden in the development of Hawks Edge, West Moor. NE12

This lovely property represents a fantastic opportunity to acquire a spacious family home in a popular residential area, offering bright and spacious accommodation over three levels comprising of an entrance hallway with cloakroom WC, generous living room which has lovely natural light via the dual aspect including glazed doors to the rear garden. Well appointed fitted kitchen and dining area. From the first floor landing lies three bedrooms and a Jack and Jill bathroom. To the top floor is a large principal bedroom with dressing room and ensuite shower room/wc. To the front is residential parking, detached single garage. A small open garden area to the front, whilst at the rear is a sunny, south facing garden ready for the warm summer days.

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: 72





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