



# Alexander Hudson Estates

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Sales Particulars

# Alexander Hudson Estates

Victoria Court, West Moor, NE12



# The Property

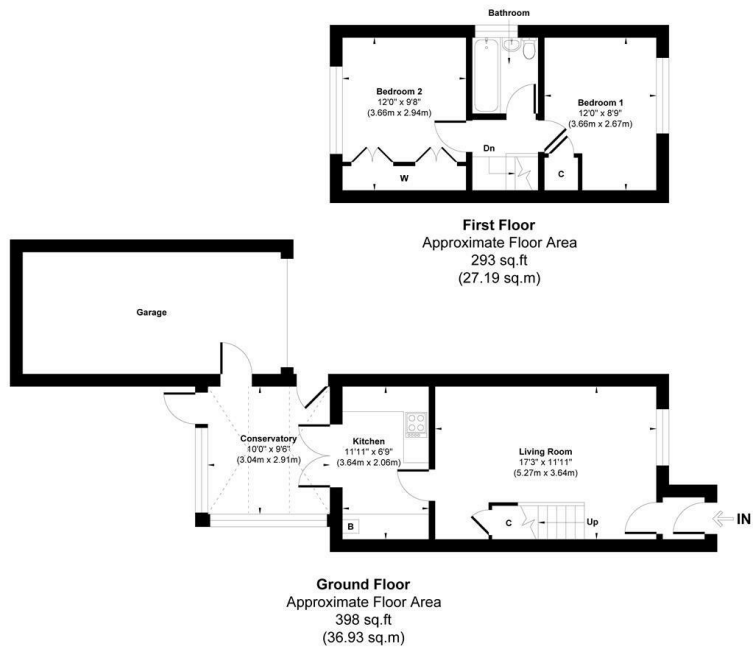
Alexander Hudson Estates are pleased to present this well maintained two bedroom semi-detached home, ideally positioned within a popular residential area. Boasting a conservatory, detached garage and private rear garden, this property is well suited to first-time buyers, small families or those looking to downsize.

The ground floor comprises a bright and spacious living room, leading through to a fitted kitchen with ample storage and worktop space. A conservatory to the rear provides a versatile additional reception area with direct garden access.

To the first floor are two generous double bedrooms, both with built-in storage, and a family bathroom.

Externally, the property benefits from a private rear garden, ideal for outdoor use, alongside a detached garage offering additional storage or parking.

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 691 sq. ft / 64.12 sq. m ( Excluding Garage )

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Freehold  
Council Tax: B  
EPC Rating: 62





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