

Pentland Grove, West Moor, NE12

Newcastle Upon Tyne

Offers in Region of £240,000

Pentland Grove

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Alexander Hudson Estates are pleased to welcome to the market this spacious three-bedroom family home, in the highly sort after area of West Moor, NE12. A well-presented and versatile home, offering generous living space and a practical layout ideal for families.

The ground floor provides a welcoming entrance hallway with stairs to the first floor, leading into a generous lounge with a bright and inviting feel. To the rear, the property benefits from a modern fitted kitchen with ample space for everyday dining, which opens through to a spacious orangery providing an excellent additional reception space and plenty of natural light. To the first floor are three well-proportioned bedrooms, together with a family bathroom and useful storage.

Externally, the front and back gardens are well maintained. The property also benefits from a substantial garage, providing excellent storage and parking potential.

The property is situated within a peaceful residential neighbourhood, renowned for its friendly community spirit and excellent local amenities. West Moor offers a range of highly regarded schools, making this an ideal choice for families seeking quality education options nearby. Commuters will benefit from convenient transport links, with easy access to major road networks and public transport services connecting to Newcastle city centre and surrounding areas. A selection of local shops, cafes and essential services are all within close reach, while leisure facilities and parks provide further opportunities for recreation.





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Well presented three bedroom semi detached home
- Spacious and modern living areas, including a bright orangery
- Driveway and garage providing off-street parking
- Fantastic location close to local amenities

















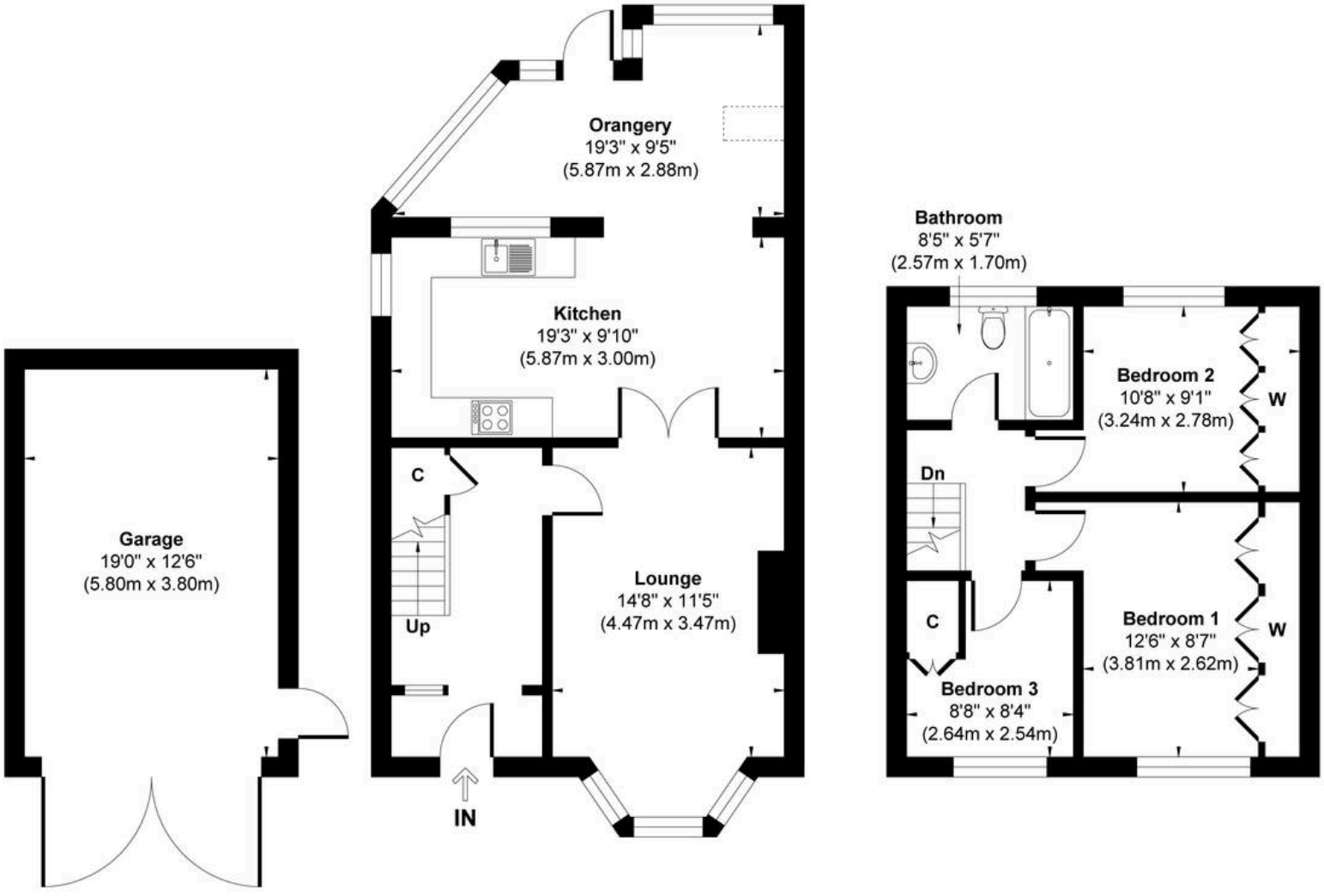

Garage
Approximate Floor Area
237 sq.ft
(22.04 sq.m)

Ground Floor
Approximate Floor Area
641 sq.ft
(59.51 sq.m)

First Floor
Approximate Floor Area
427 sq.ft
(39.67 sq.m)

Approx. Gross Internal Floor Area 1305 sq. ft / 121.22 sq. m (Including Garage)

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