Brannen&Partners

www.brannen-partners.co.uk

Whitecroft Road, West Moor





Ground Floor



Floor 1

Approximate total area(1)

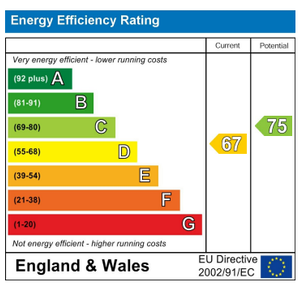
1044 ft²

97 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £220,000

Description

OCCUPYING A GENEROUS SIZED CORNER PLOT IS THIS THREE BEDROOM SEMI DETACHED HOME SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN WEST MOOR - OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well proportioned three bedroom semi detached family home, sitting on a generous sized corner plot situated in West Moor. Showing fantastic potential, boasting two reception rooms, well maintained gardens to the front, side and rear, a garage and driveway parking.

Briefly comprising: Entrance hallway leading to all ground floor rooms and stairs to the first floor. Overlooking the front of the property is the living room, filled with natural light due to the large box bay window. Sliding double doors give access to the dining room which also benefits from a box bay window offering views over the rear garden. The kitchen has fitted wall and base units, from here a door offers access to the garage and utility area.

To the first floor are three bedrooms and shower room. Two of the bedrooms are doubles in size, all three have fitted wardrobes providing additional storage. The shower room comprises of a walk in shower, hand basin and W.C.

This property sits on a generous sized corner plot, boasting gardens to the front, side and rear. Well maintained, featuring mature shrubs, planting, lawns, southerly aspect to the rear and to the front is a garage with driveway parking.

West Moor is a popular residential area offering a welcoming community, excellent local amenities, schooling and good transport links. The area is home to a range of shops, cafés, and restaurants, while Gosforth Nature Reserve and Killingworth Boating Lake offer outdoor recreation. Convenient access to the A19, A1 and nearby Metro stations makes commuting into Newcastle and beyond straightforward.

Entrance Hallway

Living Room
14'5" x 11'3"

Dining Room
11'8" x 9'1"

Kitchen
9'1" x 9'1"

Bedroom One
14'9" x 11'3"

Bedroom Two
11'10" x 10'9"

Bedroom Three
7'11" x 7'2"

Shower Room
7'8" x 5'5"

Externally
This property sits on a generous sized corner plot, boasting gardens to the front, side and rear. Well maintained, featuring mature shrubs, planting, lawns, southerly aspect to the rear and to the front is a garage with driveway parking.

Tenure
Freehold







