



### 3 bed semi-detached house to buy in NE12

Northfield Drive, West Moor, Newcastle upon Tyne, Tyne and Wear, NE12 7ED

**£220,000**

 x3  x2  x1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Exceptional south-facing rear garden — a true suntrap with established planting
- ✓ Block-paved driveway with off-street parking and single
- ✓ Downstairs WC / cloakroom
- ✓ No onward chain
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

SOLD SUBJECT TO CONTRACT IN 8 DAYS

Pattinson is glad to welcome to the market this charming three-bedroom semi-detached family home, ideally positioned in the highly sought-after Northfield Drive.

Offered with no onward chain, this well-loved property presents a wonderful opportunity for buyers looking to put their own stamp on a home with genuine character, excellent bones, and exciting potential, including the possibility to extend, subject to the usual planning consents.

Set on an elevated plot, one of the standout features of this home is its exceptional, south-facing rear garden, a true suntrap that enjoys light throughout the day. Beautifully established over many decades, the garden is a horticulturalist's delight, bursting with flowering borders, mature shrubs, and a vibrant seasonal display. Of particular historical note, the stone edging surrounding the bedded areas was salvaged from Killingworth Railway Station during its demolition, a charming piece of local heritage woven into the very fabric of this home. Steps lead down from the property to a well-maintained lawn, lovingly tended and bursting with carefully nurtured greenery. A green-painted potting shed sits within the garden boundary, alongside a paved seating area at the foot of the garden, perfect for making the most of that glorious south-facing sunshine throughout the day.

Internally, the property retains a number of delightful original 1950s features that give it a real sense of history and character, including the original fireplace surround in the lounge (now fitted with a gas fire), original 1950s sliding doors, and a vintage toilet cistern unit. These period touches, combined with the property's solid construction and generous room proportions, make it a compelling prospect for those who appreciate authentic character.

The accommodation briefly comprises: entrance hallway, lounge, dining room, fitted kitchen, utility/rear porch area, ground floor WC, three bedrooms, family bathroom, and a separate WC upstairs. To the front, the property benefits from a block-paved driveway providing off-street parking and an integral single garage. The rear garden is south-facing and exceptionally generous in size.

Located in a popular and established residential area of Forest Hall, the property is within easy reach of local schools, shops, transport links, and the wider amenities of Newcastle upon Tyne.

Viewing is highly recommended to appreciate the space, potential, and unique charm this property offers. Please contact Forest Hall to arrange a viewing — 0191 215 0677 | [Forest.hall@pattinson.co.uk](mailto:Forest.hall@pattinson.co.uk)

Council Tax Band: C

Tenure: Freehold

Price: £220,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## External

To the front, the property presents a smart and welcoming appearance. A block-paved driveway provides generous off-street parking and leads to an integral single garage with roller shutter door. A curved bedded border adds a touch of colour and kerb appeal, with seasonal flowers complementing the neat frontage.

## Living Room

*4.29m x 3.78m (14'0" x 12'4")*

A generously proportioned principal reception room featuring the original 1950s fireplace surround — a wonderful period focal point — now housing a modern gas fire for everyday comfort. The room is well-lit with a large front-facing window fitted with vertical blinds and floral curtains, and is laid with a bold blue floral-patterned carpet that gives the room a distinctive character. Ample wall space for personal décor and furnishings.



## Kitchen

*2.46m x 2.78m (8'0" x 9'1")*

A fitted kitchen with a range of solid pine wall and base units under a contrasting worktop. The kitchen includes an inset stainless steel sink and drainer with garden views from the window. Tiled splashback, tile-effect flooring. The kitchen offers good scope for modernisation and reconfiguration.



## Dining Room

*2.73m x 3.06m (8'11" x 10'0")*

A separate, formal dining room to the rear of the property with large window overlooking the south-facing garden, flooding the room with natural light. Fitted with a traditional brass chandelier and neutral carpet, making it ideal for entertaining. A door leads through to the kitchen.



## Utility Room

*1.92m x 2.85m (6'3" x 9'4")*

A useful additional space housing the freestanding fridge/freezer and further base unit storage. A door leads directly out to the rear garden. This area provides practical everyday utility.



## Downstairs WC

1.45m x 0.87m (4'9" x 2'10")

A well-appointed downstairs cloakroom comprising a close-coupled WC and a pedestal wash basin with traditional brass-style taps, set within a dark wood vanity cabinet. Fully tiled in white with an obscure glazed window.



## Garage

4.87m x 2.79m (15'11" x 9'1")

A single integral garage with roller shutter door.

## Bedroom 1

4.55m x 3.07m (14'11" x 10'0")

A spacious principal double bedroom to the front of the property, fitted with built-in sliding wardrobes and enjoying pleasant views over the street. Laid with a neutral patterned carpet and dressed with rich, warm curtains. Room for a full suite of bedroom furniture.



## Bedroom 2

2.80m x 2.65m (9'2" x 8'8")

A comfortable double bedroom to the rear, benefiting from lovely elevated views across the rooftops and beyond from its generous window. Laid with a dark floral carpet and decorated in neutral tones adding warmth.



## Bedroom 3

1.98m x 2.30m (6'5" x 7'6")

A well-proportioned single bedroom or home office to the front of the property, currently used as a study/hobby room. Laid with red carpet, dressed with striped curtains, and enjoying views over the front aspect.



## Bathroom

1.52m x 1.66m (4'11" x 5'5")

The main bathroom comprises a panelled bath with chrome taps, a pedestal wash hand basin, and a wall-mounted mirrored cabinet. Tiled throughout in a classic pink/marble-effect tile with a light, bright obscured window.



## W/C

0.77m x 1.66m (2'6" x 5'5")

A standalone WC fitted with a high-level vintage-style cistern and tiled throughout in original pink — another charming 1950s period feature. Fitted with generous shelving.

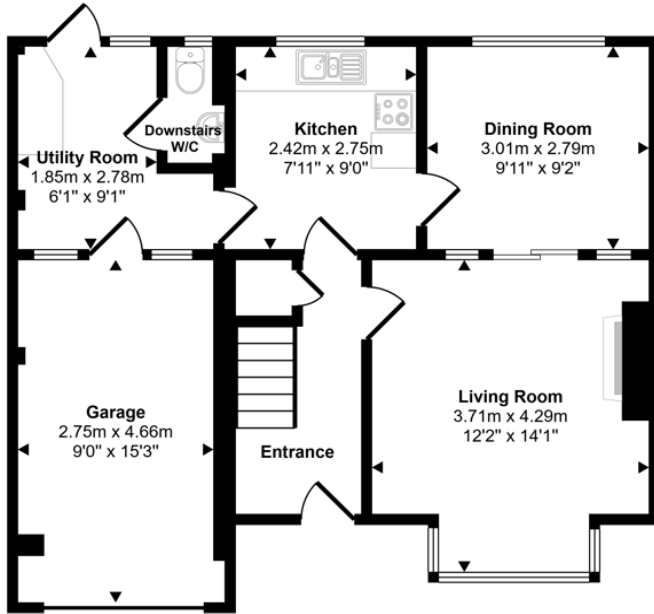
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## Garden

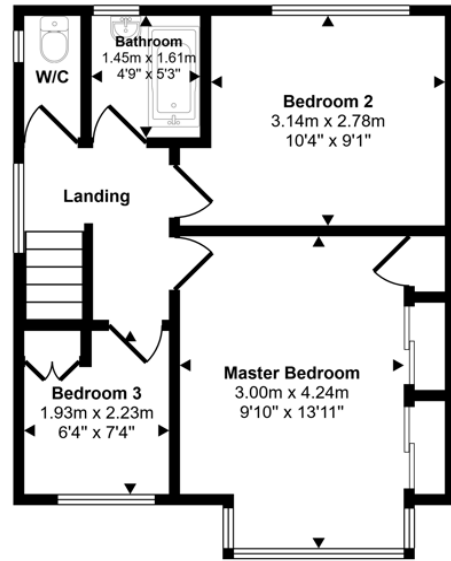
The garden is truly the jewel of this property. South-facing and bathed in sunshine throughout the day, it has been lovingly cultivated and carefully maintained over many years, with beautifully established borders and a well-kept central lawn. Stepped and terraced across several levels, the garden benefits from a unique piece of local industrial heritage — the stone edging surrounding the bedded areas was salvaged from the historic Killingworth Railway Station. A green-painted potting shed and a paved seating area sit within the boundary, completing this wonderful outdoor space.



Approx Gross Internal Area  
98 sq m / 1060 sq ft



Ground Floor  
Approx 60 sq m / 649 sq ft



First Floor  
Approx 38 sq m / 411 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Northfield Drive, West Moor, Newcastle upon Tyne, Tyne and Wear, NE12 7ED

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