

FOR
SALE

2 DUKES MEADOW, BACKWORTH NE27 0GD
£365,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE DOUBLE BEDROOM SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED STONE BUILT
- OUTSTANDING RECEPTION ROOM WITH FRENCH DOORS TO GARDEN
- IMPRESSIVE MODERN KITCHEN DINER
- BATHROOM, ENSUITE & DOWNSTAIRS WC
- PRIVATE DRIVEWAY WITH PARKING FOR TWO CARS AND EV CHARGING
- GENEROUSLY SIZED SECLUDED REAR GARDEN
- NO UPPER CHAIN
- EPC RATING C

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VESTIBULE

ENTERANCE HALLWAY

RECEPTION ROOM
19 x 11'4

KITCHEN DINER
19'1 x 10'3

DOWNSTAIRS WC
5'10 x 3'4

LANDING

BEDROOM
12'1 x 11'4

ENSUITE
7 x 6'5

BEDROOM
10'5 x 9'10

BEDROOM
8'1 x 5'6

BATHROOM
8'1 x 5'6

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Situated within one of Backworth's most desirable residential settings, this beautifully presented three-bedroom semi-detached home offers stylish, contemporary living throughout and is presented to an excellent standard. The property combines spacious accommodation with a well-balanced layout and a superb private garden. Offered with no onward chain, the property is ready to move straight into.

The property is entered via a welcoming entrance hallway, with doors leading to the reception room, downstairs WC and kitchen diner. The light and spacious reception room benefits from French doors opening onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces.

The stunning contemporary kitchen diner is one of the home's key features, fitted with an extensive range of wall, base and drawer units. The kitchen also features a breakfast island, integrated appliances and elegant Quartz worktops. A further door provides access to the garden, making this a practical and sociable heart of the home.

To the first floor, the open landing provides access to three bedrooms, a modern family bathroom and a useful storage cupboard. There is also access to a boarded loft. The spacious principal bedroom benefits from mirrored fitted wardrobes and a luxurious ensuite shower room. Bedrooms two and three are both well-proportioned double bedrooms offering flexibility for family guests and home working. They both share the modern family bathroom, which also benefits from a large airing cupboard.

Externally, the front of the property benefits from a private driveway with parking for two cars and the added benefit of an EV charging point. To the rear is a substantial and secluded garden, beautifully landscaped with a combination of decking and lawned areas. The garden provides an impressive private setting for outdoor entertaining, relaxing and family enjoyment.

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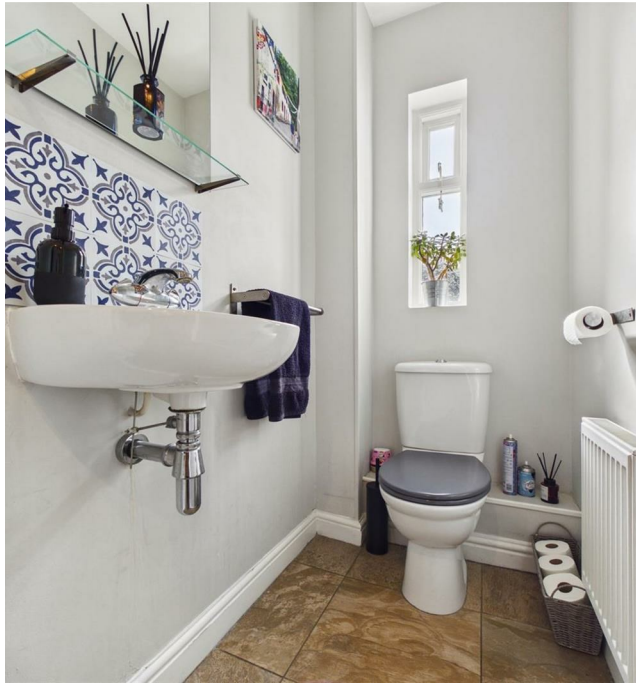
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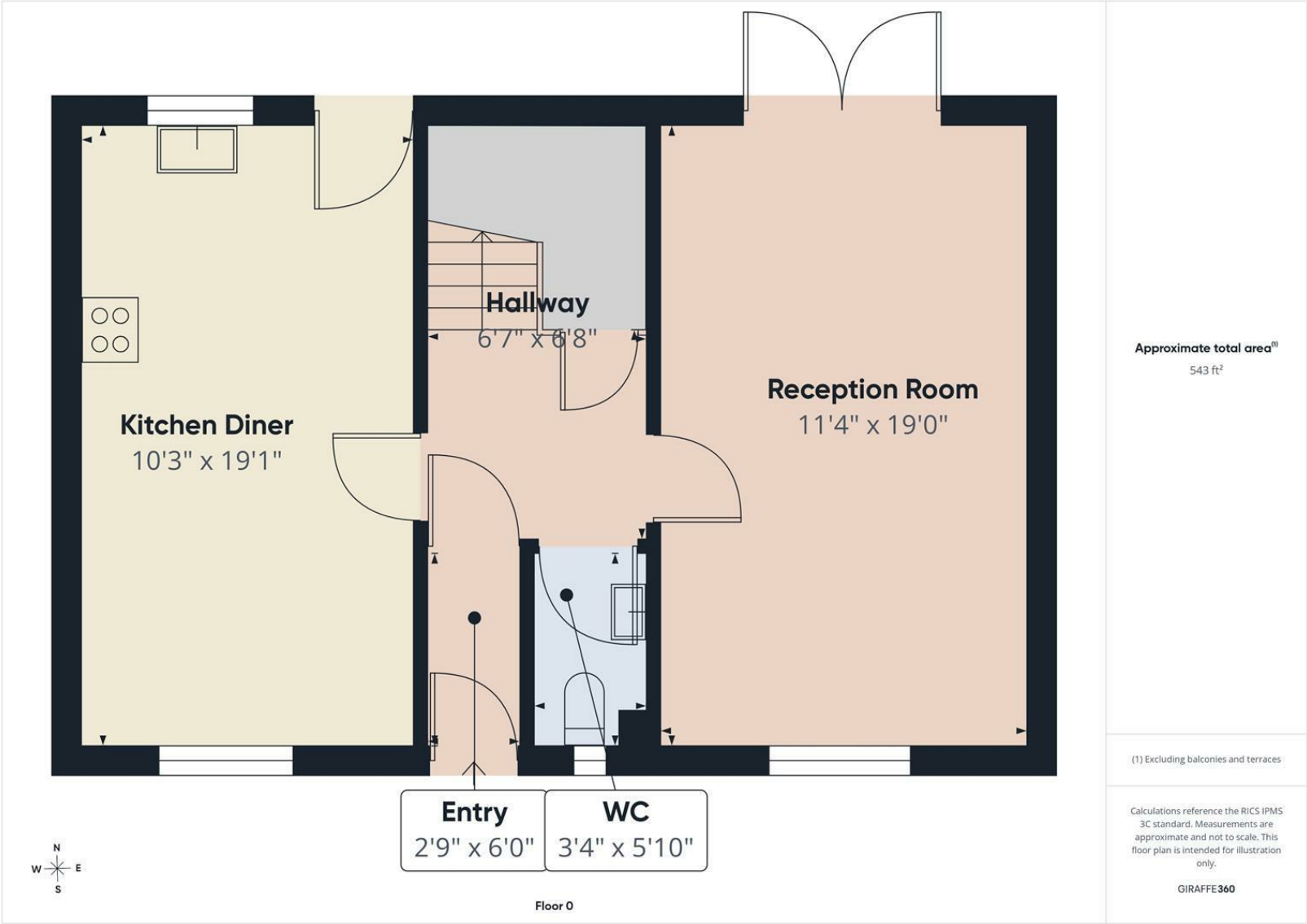
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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

VIEW PROPERTY



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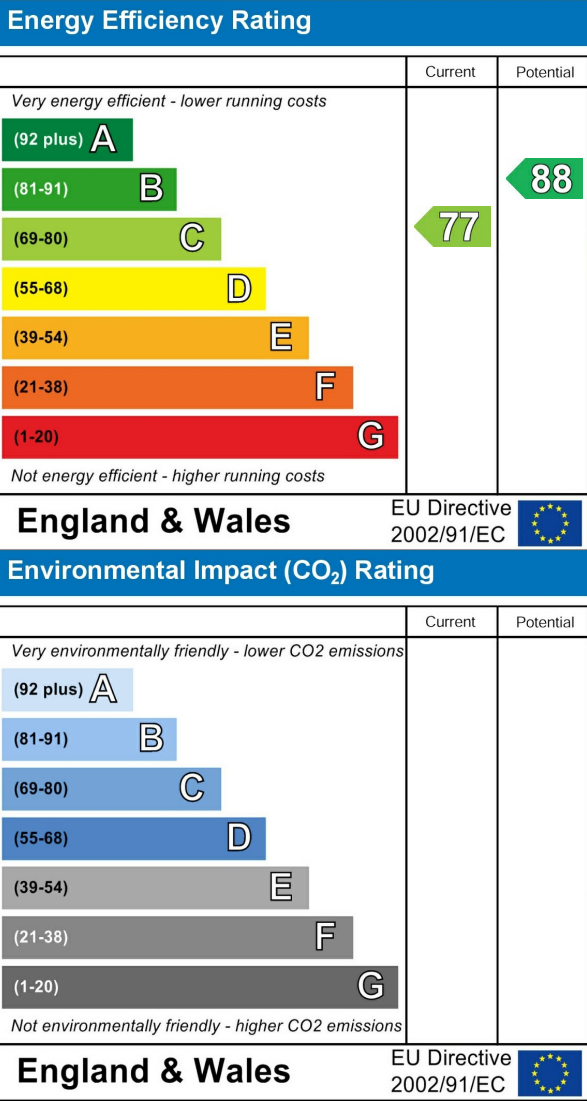
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THE PROPERTIES MISDESCRIPTION
ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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