

SIGNATURE

NORTH EAST

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📍 Sharnford Close, Newcastle Upon Tyne NE27 0JY

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Offers In The Region Of £175,000

Signature North East welcome to the market this well-presented two-bedroom end-terraced home, located in the popular residential area of Backworth. The property is ideally positioned for commuters, with Northumberland Park Metro Station nearby and excellent access to the A19 and A1058. A range of local amenities, including shops, schools, and healthcare facilities, are within easy reach, making day-to-day living convenient. The area is also served by well-regarded schools such as Backworth Park Primary School and Wellfield Middle School.

The ground floor opens into a spacious open-plan kitchen and dining area, fitted with a range of wall and base units complemented by modern work surfaces. There is ample space for a dining table, along with the added benefit of an open porch area providing useful storage. A large window allows natural light to fill the room. Leading through from the kitchen is the generously sized living room, offering plenty of space for a range of furnishings. Double doors open into an additional reception room, a versatile space ideal for use as a second sitting room, home office or playroom. This room benefits from a fitted storage cupboard, access to a downstairs bathroom, and French doors opening out to the rear garden.

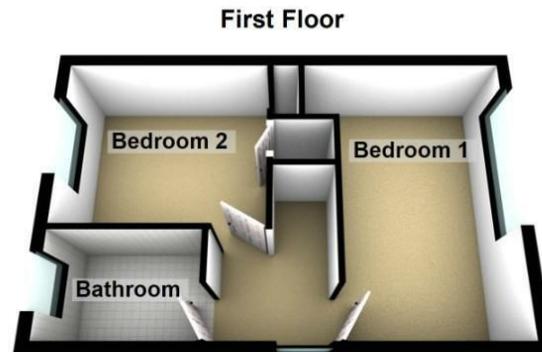
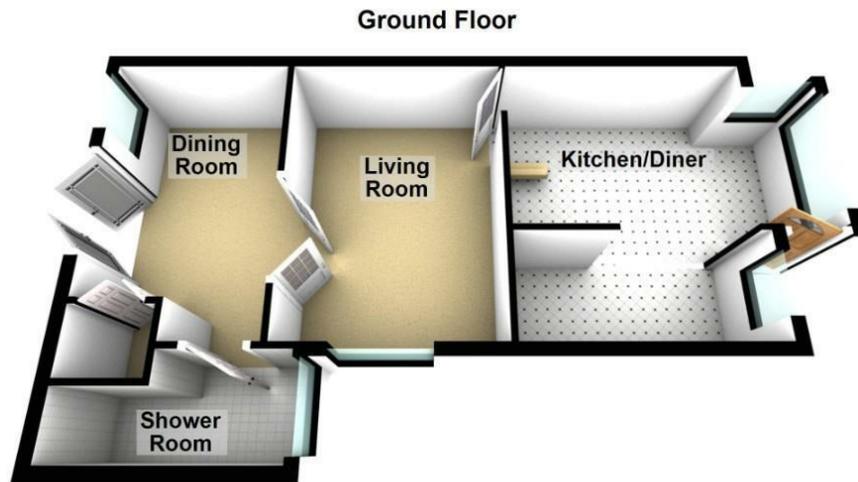
To the first floor are two bedrooms, both capable of accommodating a double bed and additional furniture. Bedroom two further benefits from a fitted cupboard, providing excellent storage. Completing this floor is the family bathroom, which is fitted with a bath, shower, wash basin, and W.C.

Externally, the property features a lawned garden to the front and a low-maintenance rear yard, ideal for outdoor seating. Parking is available to the rear of the property, along with additional on-street parking.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 83.2 sq. metres (895.7 sq. feet)

Measurements:

Living Room
14'2" x 10'11"

Kitchen / Diner
16'1" x 14'2"

Dining Room
14'2" x 8'9"

Downstairs Bathroom
10'3" x 4'9"

Bedroom One
14'2" x 8'8"

Bedroom Two
10'8" x 8'7"

Bathroom
7'6" x 5'3"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	





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