

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





Prosperous Way, Backworth NE27 0XJ

Prosperous Way, Backworth NE27 0XJ

Asking Price
£360,000

Signature North East welcomes you to this modern four-bedroom detached home, located in the desirable Backworth area. Built in 2021, this impressive property combines contemporary design with family practicality. Enjoying a peaceful setting with green spaces and local amenities nearby, it also benefits from excellent transport connections, with Northumberland Park Metro station providing convenient access across the region.

From the hallway, step into the bright and spacious living room, enhanced by a large window that floods the room with natural light and offers ample space for furnishings. The stylish kitchen/diner is fitted with an array of wall and base units, sleek countertops, and integrated appliances including a double oven and microwave unit, fridge freezer, dishwasher and wine cooler. The kitchen also comfortably accommodates a dining area, while elegant French doors open onto the rear garden, creating an ideal space for both everyday living and entertaining. The property also benefits from a generous second reception room, formed from the garage conversion and currently used as a snug. This floor also benefits from a utility room and a convenient WC.

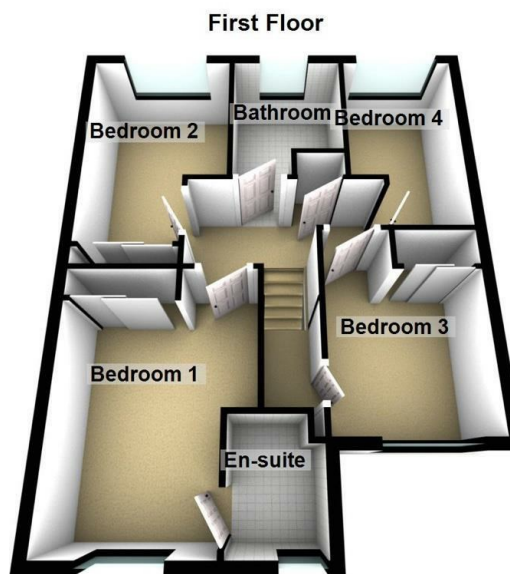
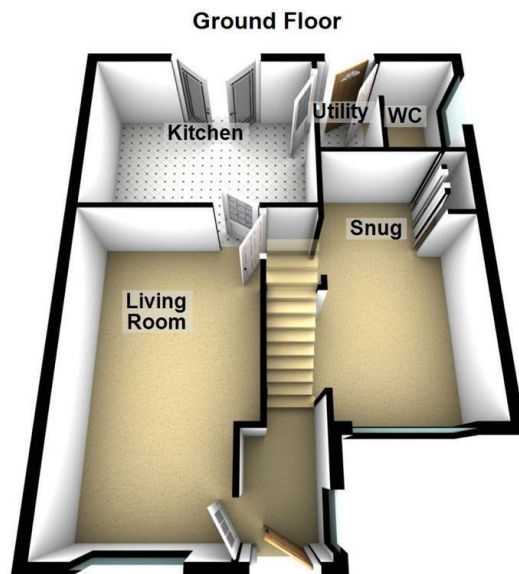
To the first floor, four generously sized double bedrooms await, each providing comfortable proportions for family living. The principal bedroom boasts its own private en suite, while the remaining bedrooms are served by a modern family bathroom, complete with bathtub, overhead shower, wash basin and WC.

Externally, the home offers a well-maintained rear garden with lawn, patio and decking, providing a perfect space for relaxing or hosting in the warmer months. To the front, a double driveway provides off-street parking, with additional visitor bays available nearby.



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

PROPERTY FLOORPLAN



Total area: approx. 107.8 sq. metres (1160.4 sq. feet)

Measurements:

Living Room
17'10" x 10'3"

Kitchen
10'2" x 13'10"

Utility
3'8" x 6'5"

WC
3'7" x 5'11"

Snug
15'5" x 8'5"

Bathroom
8'3" x 6'6"

Bedroom One
12'4" x 10'3"

En - Suite
3'10" x 6'5"

Bedroom Two
12'6" x 8'2"

Bedroom Three
6'6" x 8'5"

Bedroom Four
11'6" x 7'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		





More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk)



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk) - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News