

SIGNATURE

NORTH EAST

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





📍 Briardene Way, Newcastle Upon Tyne NE27 0XP

Briardene Way, Newcastle Upon Tyne NE27 0XP

Offers In The Region Of £400,000

Signature North East proudly presents this impressive four-bedroom detached property, located on Briardene Way in Backworth. Set within a peaceful yet well-connected area, the home is nearby to Northumberland Park Metro Station, offering direct links to Newcastle city centre. Excellent road connections via the A19 and A1, along with convenient local bus services, ensure effortless commuting. Nearby amenities include Northumberland Park's shopping facilities and the extensive Silverlink Retail Park, offering a wide range of shops, dining, and leisure options. The area is further enhanced by highly regarded schools.

Upon entering, you are welcomed into the spacious living room, offering ample room for desired furnishings. A large front-facing window and double patio doors to the rear garden create a bright, airy setting, complemented by an electric fireplace at the heart of the room. The kitchen boasts attractive wall and base units with stylish countertops, a breakfast bar for up to three stools, and space for a dining table. From here, elegant French doors lead to the rear garden. Integrated appliances include a dishwasher, fridge/freezer, microwave, oven, and wine cooler. Just off the kitchen is the utility room and a W.C. At the front of the home is a versatile playroom, ideal for use as a study or additional reception room.

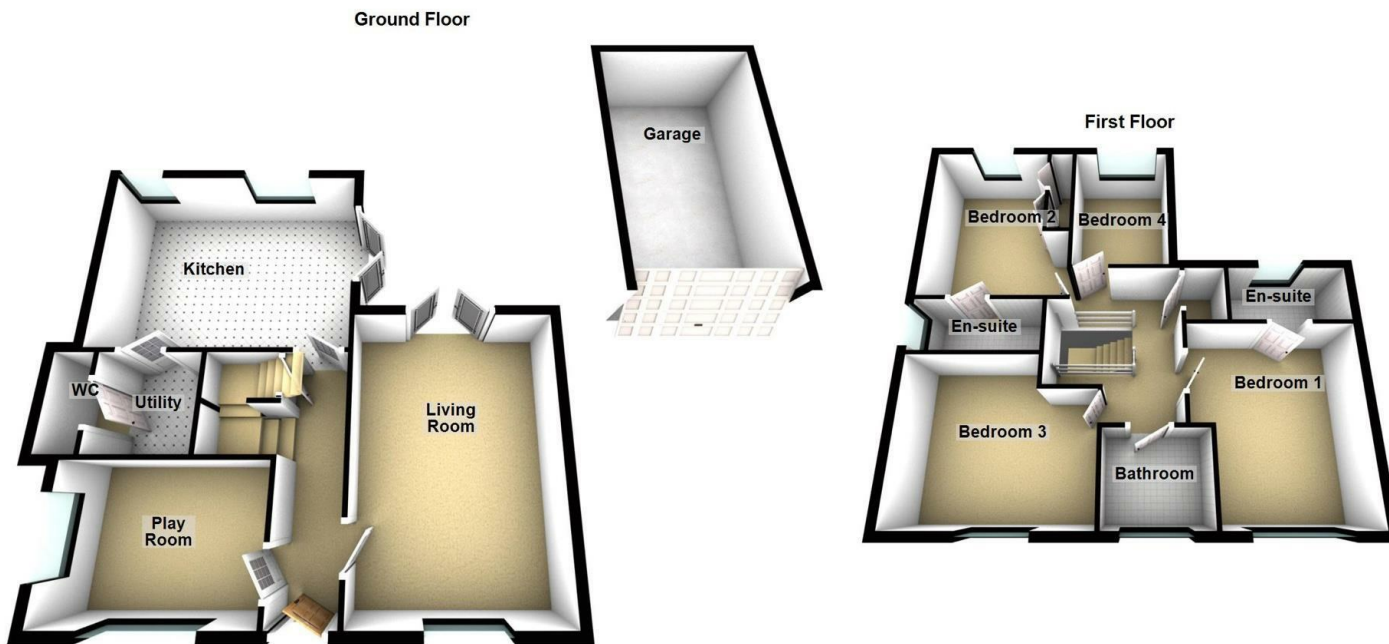
Continuing to the first floor, you will find four well-proportioned bedrooms. Bedrooms one, two, and three can comfortably accommodate a double bed with furnishings, while bedroom four suits a single bed with added items. Bedrooms one and two each benefit from an en-suite featuring a shower, W.C., and hand basin, with bedroom two further enhanced by fitted wardrobes. Completing this floor is the family bathroom, fitted with a bathtub, hand basin, and W.C.

Externally, the property offers a generous rear garden laid to lawn, perfect for outdoor furniture and family enjoyment. To the side of the home, you will find the garage and a driveway providing parking for multiple vehicles.



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

PROPERTY FLOORPLAN



Total area: approx. 151.6 sq. metres (1632.2 sq. feet)

Measurements:

Living Room
17'8" x 12'4"

Kitchen
12'4" x 18'0"

Utility
6'0" x 6'3"

Play Room
8'8" x 12'2"

WC
2'10" x 6'2"

Bedroom One
13'4" x 11'6"

En Suite
3'10" x 8'4"

Bedroom Two
12'7" x 10'7"

En Suite
3'10" x 9'0"

Bedroom Three
13'1" x 11'1"

Bedroom Four
7'1" x 9'3"

Bathroom
5'7" x 7'0"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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



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 - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News