


SIGNATURE

NORTH EAST

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





 Backworth Court, Newcastle Upon Tyne NE27 0RP

Backworth Court, Newcastle Upon Tyne NE27 0RP

Offers In The Region Of £295,000

Signature North East welcomes you to this spacious three-bedroom townhouse, ideally positioned in the popular area of Northumberland Park. This fantastic home enjoys a brilliant location, with shops, bars, eateries, and green spaces all close by, as well as excellent transport links, including Northumberland Park Metro just around the corner with the new mainline station due for completion.

Upon entering the property, you're greeted by a welcoming hallway leading into a generous dining room, filled with natural light thanks to a bright bay window. The dining room flows into a well-equipped, stylish breakfast kitchen, complete with attractive wall and base units, sleek countertops, a double oven, and gas hob. Elegant French doors open onto the lovely rear garden, ideal for outdoor entertaining. Completing the ground floor is a convenient WC and a utility room, perfect for housing a tumble dryer and washing machine.

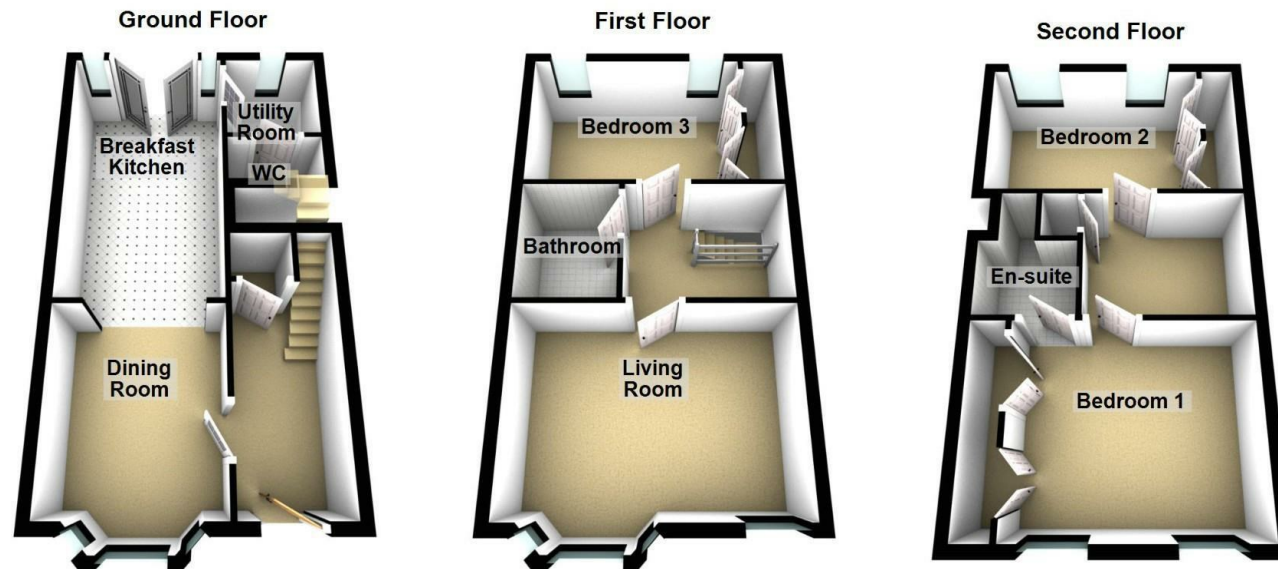
Continuing to the first floor, you'll find a bright and airy living room with plenty of space for furnishings, again benefitting from a large bay window. Bedroom three, a generously sized double with fitted wardrobes, and the family bathroom, which includes a bathtub, overhead shower, wash basin, and WC, are also located on this floor. Moving up to the second floor, there are two further spacious double bedrooms, each featuring fitted wardrobes. The principal bedroom offers a peaceful retreat, and further benefits from a private en-suite shower room, which was updated around three years ago, adding a modern touch.

Externally, the property offers a well-established and easily maintained rear garden, complete with a lawn and patio area, ideal for outdoor furniture. Off-street parking is available via a garage and single parking space, providing added convenience for homeowners and guests alike.



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

PROPERTY FLOORPLAN



Total area: approx. 113.0 sq. metres (1216.5 sq. feet)

Measurements:

Dining Room
12'2" x 9'1"

Breakfast Kitchen
16'0" x 9'1"

Utility
5'5" x 5'6"

WC
5'6" x 2'10"

Living Room
15'1" x 12'2"

Bathroom
5'6" x 7'1"

Bedroom Three
13'3" x 8'8"

Bedroom Two
12'9" x 8'10"

Bedroom One
13'2" x 10'8"

En Suite
5'6" x 4'4"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	77	
(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