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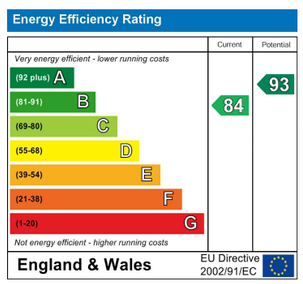
Hotspur North, Backworth











Important Information
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £315,000

Description

WELL PROPORTIONED FOUR BEDROOM SEMI DETACHED PROPERTY SET OVER THREE FLOORS SITUATED WITHIN THIS SOUGHT AFTER DEVELOPMENT IN BACKWORTH

Brannen & Partners are delighted to present this well proportioned four bedroom, two bathroom semi detached property to the market. Well presented throughout, the home boasts neutral interiors and a thoughtfully designed layout, offering both style and practicality for modern family living. Further benefits include a downstairs W.C, enclosed garden to the rear, driveway parking, and a garage/gym, providing ample outdoor space and convenient off-street parking.

Briefly comprising: Upon entering the property, you are welcomed by a bright entrance hallway providing access to all ground floor rooms. A convenient downstairs W.C is fitted with a W.C. and hand wash basin.

The kitchen diner is well equipped with a range of integrated appliances including a fridge freezer, dishwasher, double eye level oven, hob with extractor hood, and plumbing for a washing machine. A window to the front aspect allows plenty of natural light and there is space for a dining table, making this a practical and sociable kitchen/dining area.

To the rear of the property, the living room offers generous proportions and provides an ideal space for family life. Double patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The first floor landing benefits from a useful storage cupboard and leads to three bedrooms and the family bathroom. The second bedroom on this floor is a well-sized double with fitted wardrobes and a large window overlooking the rear garden. Two further bedrooms are positioned at the front of the property, with the smallest currently utilised a home office.

The family bathroom is spacious and well appointed, featuring a W.C., hand wash basin, bath, separate walk in rainfall shower, and a heated towel rail.

Occupying the entire second floor is the impressive master suite. This generous bedroom includes fitted wardrobes and a window to the front aspect. A door leads through to the en-suite shower room, which comprises a walk in rainfall shower, W.C., hand wash basin, heated towel rail, and a Velux window allowing natural light to flood the space.

Externally, the property boasts a spacious rear garden, perfect for families and outdoor entertaining. A gate provides access out to the rear driveway, which offers parking for two vehicles in addition to a garage, which has been converted into a home gym. To the front of the property, there is further parking available.

Backworth is a popular residential area offering good transportation links including the nearby Northumberland Park Metro along with good road links to the picturesque North East coastline and Newcastle City centre. Northumberland Park station now operates the Northern Line rail route also. There are a selection of shops, restaurants, primary school and other amenities nearby.

Entrance Hallway
16'10" x 3'2"

WC
6'9" x 2'11"

Kitchen Diner
16'9" x 8'6"

Living Room
14'10" x 15'3"

First Floor Landing
9'6" x 3'8"

Bedroom Two
12'2" x 15'5"

Bedroom Three
10'3" x 8'1"

Bedroom Four
6'11" x 6'11"

Bathroom
10'1" x 4'8"

Second Floor Landing
3'3" x 3'3"

Bedroom One
13'1" x 11'6"

En Suite
7'9" x 6'8"

Garage/Gym
9'1" x 18'2"

Rear Garden

Tenure
Leasehold - 989 years remaining







