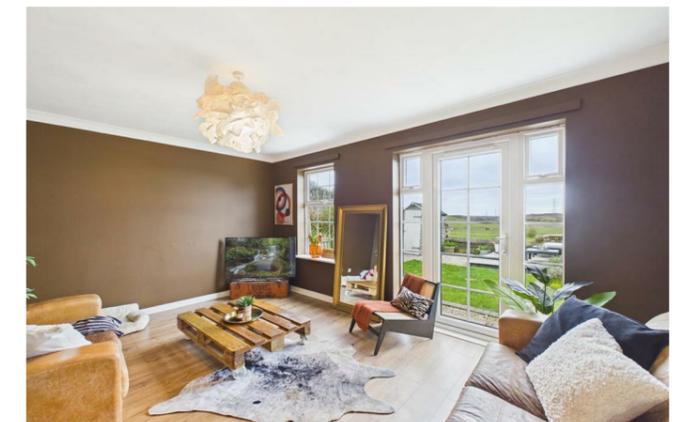
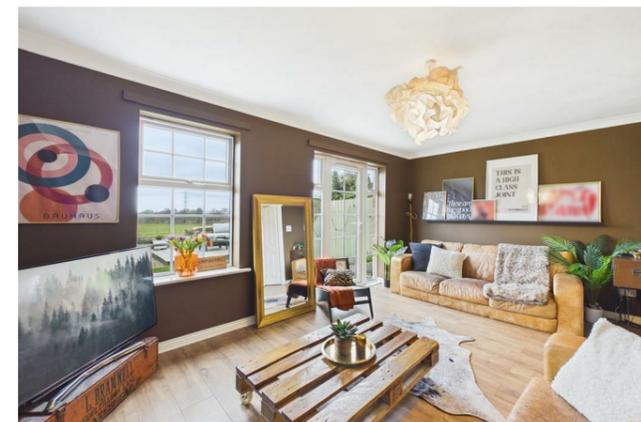




# Church Mews, Backworth



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



**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 £225,000

## Description

STYLISHLY PRESENTED THREE BEDROOM SEMI DETACHED HOME TUCKED WITHIN A QUIET CUL-DE-SAC IN BACKWORTH VILLAGE, BACKING ONTO ROLLING FIELDS

Brannen and Partners are delighted to welcome to the market this stylishly presented three bedroom semi detached property, perfectly positioned within Backworth Village. Boasting well proportioned accommodation throughout, the home presents three well sized bedrooms, breakfasting kitchen, contemporary bathroom, downstairs WC and ample living space offering views over the rolling fields to the rear, complete with private garden and driveway to the front.

Briefly comprising: Welcoming entrance hallway connects to all rooms of the ground floor including the convenient downstairs WC, whilst housing integral storage and stairs to the first floor.

Initially, the breakfasting kitchen is positioned to the left, overlooking the the front of the property. Presenting tasteful decor, the kitchen itself offers two tone cabinetry, incorporating an integral oven, hob, extractor, dishwasher and washing machine, in addition to designated space for further appliances and a breakfast table.

Progressing into the rear, the ample living space spans the width of the home and offers uninterrupted views out over the rolling fields beyond the garden, with access out via a French door.

Upon the first floor, the landing provides access to all three bedrooms and bathroom. Two of the three bedrooms are doubles in size, with the primary bedroom housing a double fitted wardrobe.

Finalising the home, the contemporary bathroom is sleek in design, furnished with a free standing bath, walk in rainfall shower, WC, heated towel rail and wall mounted wash basin.

Externally to the rear, the private rear garden is well sized, benefitting from a well maintained lawn to the centre, outlined with gravelled border and raised patio to the corner, ideally situated for enjoying the views. Gate access to the side of the home connects to the front, whereby the single driveway sits adjacent to a small lawn.

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. There are a selection of shops, restaurants, primary school and other amenities nearby.

## Entrance Hallway

14'0" x 6'1"

## WC

5'7" x 2'7"

## Kitchen

12'11" x 9'7"

## Living Room

11'5" x 16'6"

## Landing

6'2" x 9'6"

## Bedroom One

9'4" x 12'7"

## Bedroom Two

8'3" x 9'3"

## Bedroom Three

8'1" x 6'7"

## Bathroom

6'2" x 6'0"

## Front & Rear Gardens

## Tenure

Freehold

