



# The Courtyard, 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 £210,000

## Description

IMMACULATELY PRESENTED TWO BEDROOM CONVERTED BARN COTTAGE IDEALLY TUCKED WITHIN A QUIET CUL-DE-SAC IN BACKWORTH VILLAGE

Brannen & Partners are delighted to welcome to the market this converted two bedroom barn cottage, perfectly positioned within a quiet cul-de-sac in Backworth Village. Immaculately presented throughout, the property boasts two double bedrooms, contemporary kitchen diner, ample living space overlooking the fields beyond, well proportioned bathroom plus en suite shower room and downstairs WC, complete with private courtyard to the front incorporating the option of off street parking.

Briefly comprising: Naturally light entrance hallway welcomes you into the property, incorporating an integral storage cupboard, stairs to the first floor and access to both the living room and kitchen diner.

Initially to the right, the ample living space spans the length of the home and presents a dual aspect fitted with stylish plantation shutters, with the rear window offering uninterrupted views over the rolling fields beyond. A feature fireplace housing an electric fire finishes the space with a warm feel.

Progressing back to the hallway, the kitchen diner is situated to the rear of the home. Well proportioned and contemporary in design, the kitchen is furnished with a variety of wall, base and drawer units housing an integral oven, hob, extractor hood, fridge/freezer, washing machine and dishwasher. With space to accommodate a breakfast table and chairs, a convenient downstairs WC can be accessed from the kitchen also.

Upon the first floor, the T shaped landing connects to both bedrooms and main bathroom. Both double in size, the principal bedroom features fitted plantation shutters and incorporates an en suite shower room equipped with a shower cubicle, WC, pedestal wash basin and heated towel rail.

Finalising the home, the main bathroom presents a similar design to the en suite, featuring an integral jacuzzi bath, separate walk in shower, WC, pedestal wash basin and heated towel rail.

Externally, the property benefits from a generous private courtyard, large enough to accommodate off street parking in addition to space to unwind with family and friends.

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

9'6" x 3'1"

### Living Room

9'1" x 15'9"

### Kitchen Diner

8'3" x 12'3"

### WC

2'11" x 5'6"

### Landing

9'1" x 2'9"

### Bedroom One

8'9" x 11'5"

### En Suite

5'5" x 4'5"

### Bedroom Two

11'3" x 7'4"

### Bathroom

6'7" x 8'7"

### Courtyard

### Tenure

Leasehold - 981 years remaining

