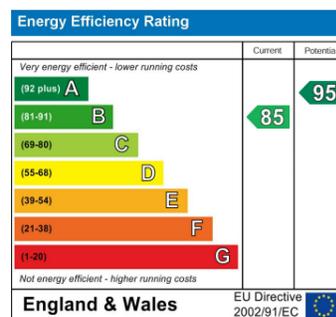




# Briardene Way, Backworth



### 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 £275,000

## Description

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOME SITUATED WITHIN THIS SOUGHT AFTER BACKWORTH DEVELOPMENT - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this beautifully presented three bedroom, two bathroom semi-detached home, ideally positioned within a highly desirable development in Backworth. Boasting well proportioned accommodation, the property offers stylish interiors and a thoughtfully designed layout, perfectly suited to modern family living. Further benefits include a convenient downstairs W.C., a contemporary en suite to the principal bedroom, and a generous rear garden, ideal for both relaxing and entertaining, whilst to the front, a double driveway provides ample off street parking.

Briefly comprising: The property opens into a welcoming entrance hallway, complete with a useful storage cupboard and a convenient downstairs W.C., with access to all principal ground floor rooms.

To the front, the living room is bright and inviting, featuring a charming bay window that fills the space with natural light.

To the rear, the stylish dining kitchen provides a superb open plan entertaining space. Fitted with a range of integrated appliances including a Bosch oven and grill, gas hob with overhead extractor, fridge freezer, wine cooler, and dishwasher, along with plumbing for a washing machine. There is ample room for a dining table, and bifolding doors open directly onto the garden, perfect for seamless indoor/outdoor living.

The downstairs W.C. is fitted with a modern suite including a toilet and hand wash basin.

The stairway leads to the first-floor landing, where there is an additional storage cupboard and access to three well proportioned bedrooms and the family bathroom.

The principal bedroom is positioned at the front of the property, featuring a large window, fitted double wardrobes, and access to a private en suite shower room. The en suite includes a shower cubicle with overhead shower, W.C., and hand wash basin.

Two further double bedrooms are located at the rear, both enjoying views over the garden, with one benefitting from fitted wardrobes.

The family bathroom is well appointed with a bath and overhead shower, W.C., and hand wash basin.

Externally, the property boasts a generous rear garden, fully enclosed and designed for low maintenance with artificial lawn. A side gate provides access to the front.

To the front, there is a driveway offering off road parking for two vehicles.

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

17'9" x 6'9"

### Living Room

15'6" x 10'11"

### Dining Kitchen

18'1" x 12'5"

### Downstairs W.C

4'1" x 2'11"

### Landing

11'8" x 3'8"

### Bedroom

14'6" x 11'0"

### En Suite

6'5" x 5'5"

### Bedroom

10'2" x 7'7"

### Bedroom

10'4" x 8'3"

### Family Bathroom

6'6" x 5'7"

### Rear Garden

### Driveway

### Tenure

Freehold

