



## 5 Hotspur North

Heritage Green, Backworth, NE27 0GN

- \*\* A REALLY LOVELY FAMILY HOME \*\* FOUR BEDROOM SEMI DETACHED HOUSE \*\*
- \*\* MILLER BUILT 2016 \*\* DOUBLE GARAGE AND TWO DRIVEWAY PARKING SPACES \*\*
- \*\* KITCHEN/DINER \*\* SPACIOUS LOUNGE WITH FRENCH DOORS TO REAR GARDEN \*\*
- \*\* WESTERLY FACING REAR GARDEN \*\* DOWNSTAIRS WC \*\* COUNCIL TAX BAND D \*\*
- \*\* ENERGY EFFICIENCY B \*\* CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS \*\*
- \*\* PART OF BUILDERS HOMECCHANGE SCHEME \*\* LEASEHOLD 999 FROM 01.01.2016 \*\*

**Offers Over £295,000**



- Four Bedroom Semi Detached
- Close to Local Amenities and Transport Links
- Long Leasehold 999 Years from 1.1.2016
- Lovely Three Storey Family Home
- Westerly Facing Rear Garden
- Energy Rating B
- Double Garage
- Builders Homechange Scheme
- Council Tax Band D

#### Entrance

Composite door opening into hallway

#### Hallway

Downstairs WC, stairs to first floor, access to kitchen/diner, understairs cupboard and access to lounge.

#### Downstairs WC

Double glazed window, radiator, WC and wash hand basin.

#### Kitchen/Diner

16'11" x 8'5" (5.17 x 2.58)

Double glazed window to the front, and fitted with a range of floor and wall units, countertops, sink, integrated fridge freezer, dishwasher, gas hob, extractor hood and an electric oven. Open to a Dining Area.

#### Living Room

15'6" x 15'7" into bay (4.74 x 4.77 into bay)

A lovely room at the rear of the house, overlooking the rear garden. There is an extended squared bay window with French doors that access the garden, radiator and a feature fire surround.

#### Stairs to First Floor

Landing, with storage cupboard leading to...

#### Bedroom 2

12'3" x 13'5" to rob (3.75 x 4.09 to rob)

A very spacious room to the rear of the house; double glazed window and radiator, and fitted with wardrobes to one wall.

#### Bedroom 3

10'2" x 8'2" (3.12 x 2.50)

Double glazed window and radiator,

#### Bedroom 4

7'0" x 7'0" (2.14 x 2.14)

Double glazed window and radiator,

#### Bathroom

10'2" x 8'2" (3.10 x 2.50)

Part tiled walls and tiled floor, radiator, larger sized shower cubicle, bath, hand wash basin and WC.

#### Stairs to Second Floor

Leading to...

#### Bedroom 1

13'0" x 11'6" (3.97 x 3.51)

Double glazed Dorma style window and radiator, and a built in cupboard.

#### Dressing Area

7'1" x 7'7" (2.15 x 2.32)

Open access from the Bedroom, and fitted with wardrobes to one wall.

#### En-Suite Shower Room

7'9" x 6'11" (2.35 x 2.12)

Double glazed window, and ladder style radiator. Part tiled walls and tiled flooring, WC, hand wash basin and shower cubicle.

#### External

There is a lawned garden to the rear and access to a double garage accessed via courtyard at the rear. There is also driveway parking here too for two vehicles.

#### Leasehold Information

The house has a 999 year lease, from 1.1.2016, and there is an annual ground rent of £150.00 payable and service charge of £150 per annum.

#### Material Information

##### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE - Good (outdoor only)

O2- Variable (outdoor only)

Three- Variable in-home, good outdoor

Vodafone - Good (outdoor only)

##### FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

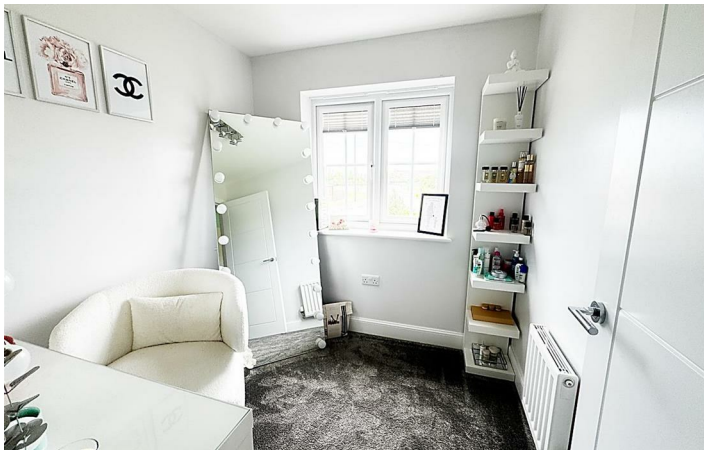
Surface water: Very low.

##### CONSTRUCTION:

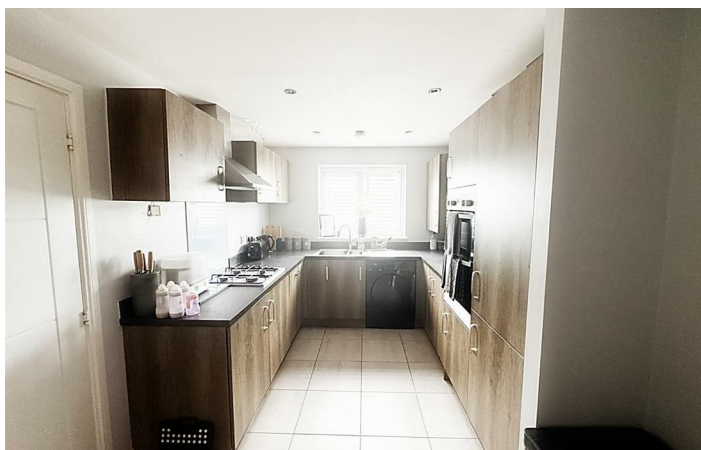
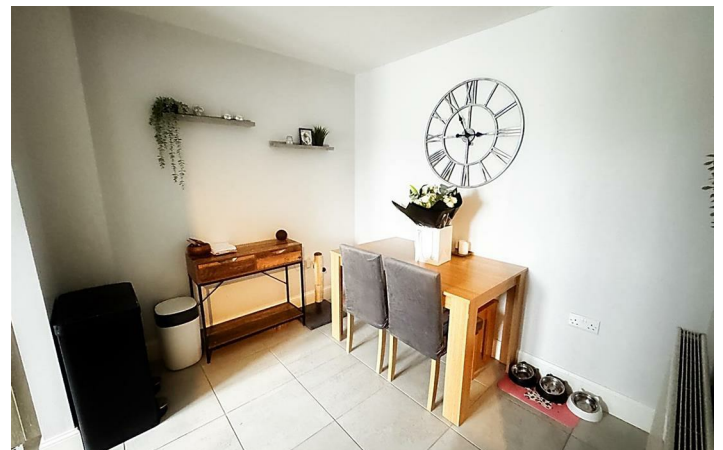
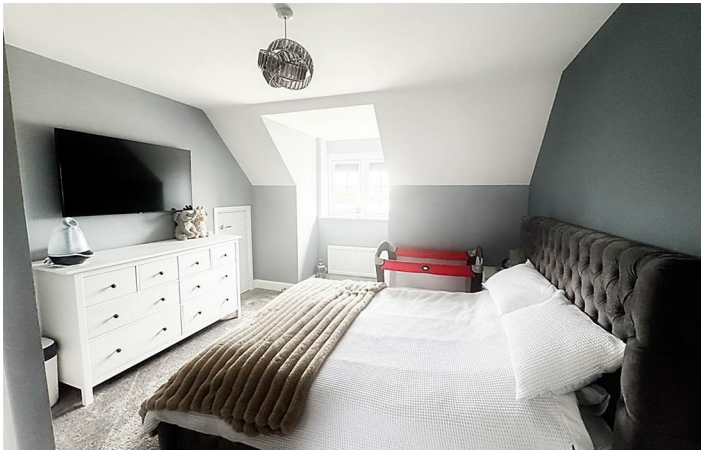
Traditional

This information must be confirmed via our surveyor.

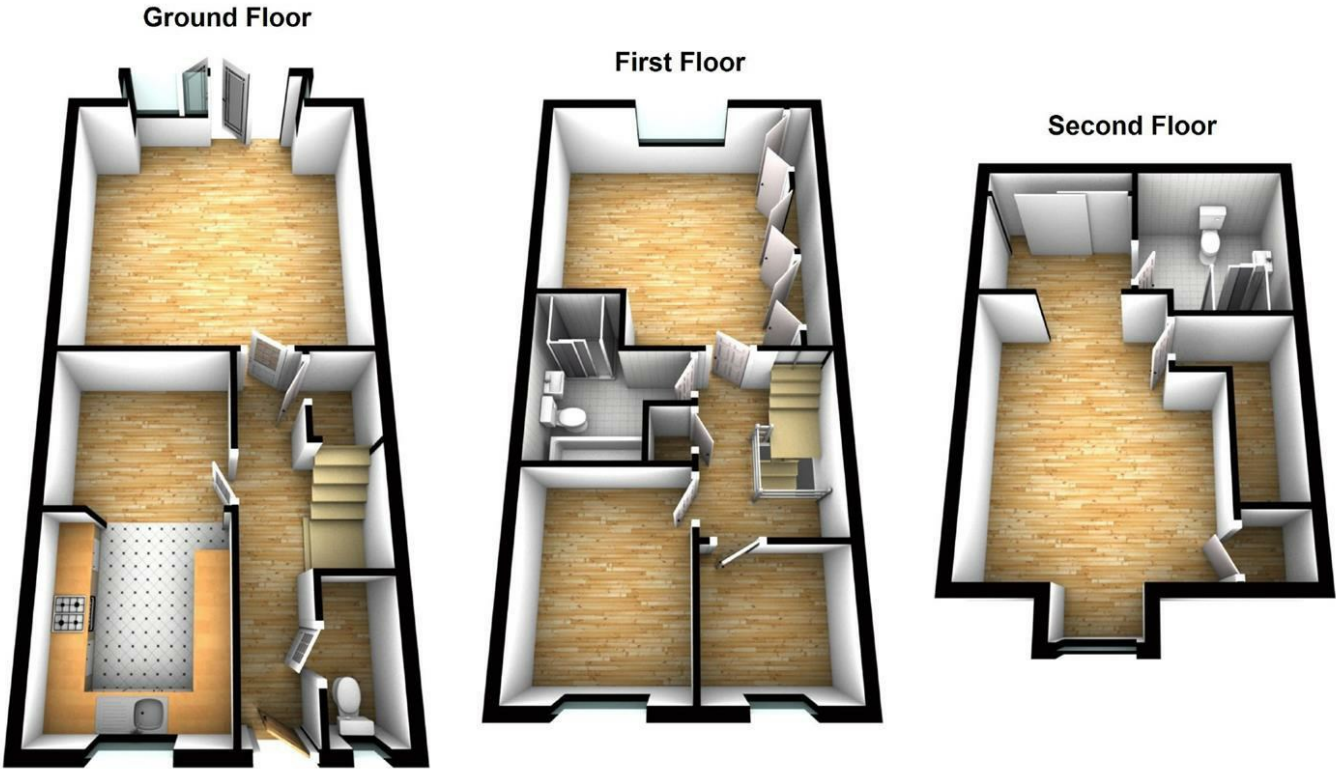








Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 93        |
| (81-91) B                                   | 83                      |           |
| (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 |           |