



### 3 bed semi-detached house to buy in NE27

Backworth Court, Backworth, Newcastle upon Tyne, Tyne and Wear, NE27 0RP

**£225,000** Offers Over

 x3  x2  x1

Tenure

**Freehold**

### Property features

- ✓ Three Bedrooms
- ✓ Semi-Detached House
- ✓ Desirable Location
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

SOLD SUBJECT TO CONTRACT IN 9 DAYS

Appealing to a wide variety of buyers is this modern three bedroom semi detached house boasting good size living located within this sought after development. The property is ideally located close to main transport links providing easy access to Newcastle City centre and Newcastle airport. The property is also located within walking distance to Northumberland Park Metro station and local shops.

The property comprises; entrance hallway, lounge, downstairs WC, fitted kitchen/diner to the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, integrated fridge freezer, integrated dishwasher, plumbed for washing machine, stainless steel one and a half sink with mixer tap, tiled splashback, space for dining table, UPVC double glazed walk in bay window, UPVC double glazed window, UPVC double glazed door and radiator. To the first floor are three bedrooms (master bedroom with en-suite installed 2025) and family bathroom/WC.

Externally to the front is mainly laid to lawn with driveway leading to the integral garage providing off street parking. To the rear of the property is a private garden mainly laid to lawn with block paved patio area and fenced boundaries.

The property benefits from garage with electric car charge port, UPVC double glazing and gas central heating (New boiler installed 2025).

This property must be viewed to be fully appreciated.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g2b7ab>

Please call our Forest Hall office for more information or to book your viewing.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £225,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External

To the front of the property is mainly laid to lawn with driveway leading to the integral garage providing off street parking.



## Entrance Hall

With doors off to the lounge and ground floor WC.

## Lounge

*4.71m x 3.09m (15'5" x 10'1")*

UPVC double glazed window to the front, stairs to the first floor and radiator.



## Kitchen/Diner

*6.57m x 2.64m (21'6" x 8'7")*

To the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, integrated fridge freezer, integrated dishwasher, plumbed for washing machine, stainless steel one and a half sink with mixer tap, tiled splashback, space for dining table, UPVC double glazed walk in bay window, UPVC double glazed window, UPVC double glazed door and radiator.



## Ground Floor WC

*1.41m x 0.94m (4'7" x 3'1")*

With low level WC, hand wash basin and radiator.



## First Floor Landing

With doors off to the bedrooms and bathroom/WC.

## Master Bedroom

4.52m x 2.82m (14'9" x 9'3")

Two UPVC double glazed window to the rear, fitted wardrobes, en-suite shower room and radiator.



## En-suite

2.82m x 1.76m (9'3" x 5'9")

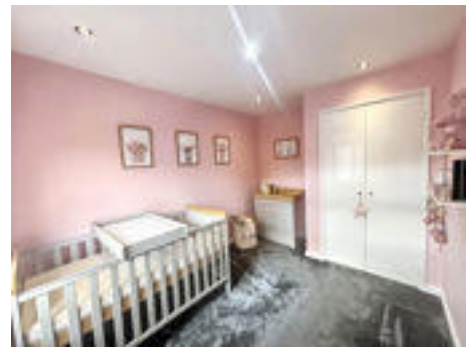
Modern shower room/wc comprising; walk in shower with glass screen, hand wash basin, low level WC, tiled walls, tiled flooring, UPVC double glazed window and heated towel rail.



## Bedroom Two

3.48m x 2.53m (11'5" x 8'3")

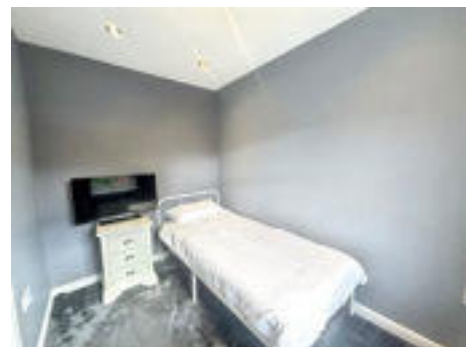
UPVC double glazed window to the front, fitted wardrobe and radiator.



## Bedroom Three

2.77m x 1.95m (9'1" x 6'4")

UPVC double glazed window to the front, built in storage cupboard and radiator.



## Bathroom/WC

1.99m x 1.67m (6'6" x 5'5")

White three piece bathroom suite comprising; bath with shower over, hand wash basin, low level WC, partially tiled walls, UPVC double glazed window and radiator.



## Rear Garden

Private rear garden mainly laid to lawn with paved patio area and fenced boundaries.

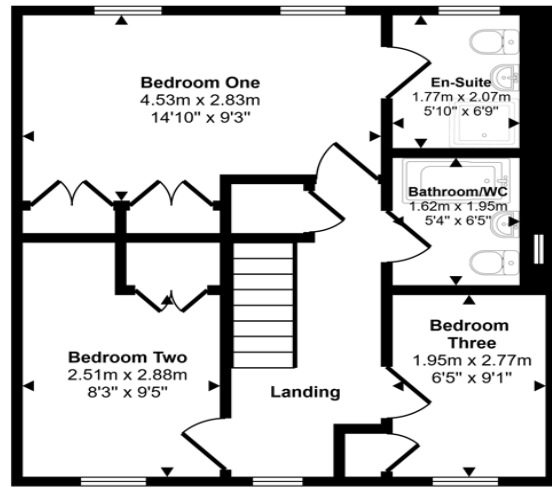
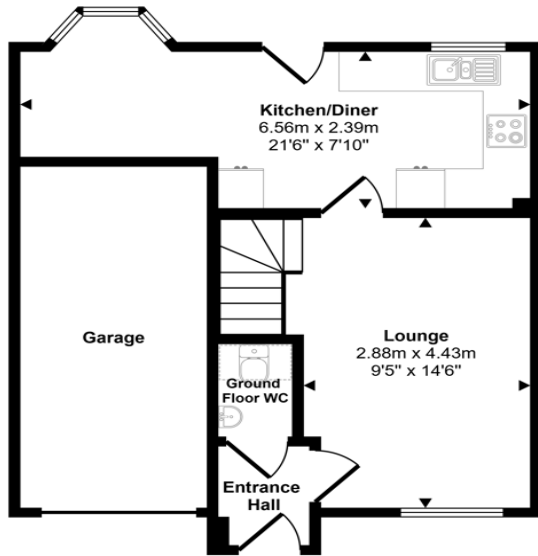


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## Garage

With up and over garage door, powered for lighting, powered for sockets and electric car charging port.

Approx Gross Internal Area  
94 sq m / 1014 sq ft



**Ground Floor**  
Approx 47 sq m / 507 sq ft

**First Floor**  
Approx 47 sq m / 507 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Backworth Court, Backworth, Newcastle upon Tyne, Tyne and Wear, NE27 0RP

Contact your local branch today for more information on this property:  
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**admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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