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Exceeding Expectations



FOR SALE

Hotspur North

BACKWORTH, NEWCASTLE UPON TYNE, NE27 0GN

OFFERS OVER

£335,000

4 BEDROOMS · 2 BATHROOMS · 2 RECEPTIONS

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THE PROPERTY

Hotspur North, Backworth

OFFERS OVER £335,000 · FREEHOLD

Signature North East proudly presents this impressive four-bedroom detached property, ideally located in Backworth. Offering generous room sizes in a great location, the home benefits from close proximity to the beautiful coast and excellent transport links, including Northumberland Park Metro Station. This is a brilliant area for families, within walking distance of Backworth Park Primary School, and conveniently positioned near local amenities such as Northumberland Retail Park.

This property benefits from no onward chain.

Entering the property, you are welcomed by a central hallway with access to a convenient W.C. The first room is the spacious and bright living room, offering ample space for desired furnishings and enhanced by a large box bay window. To the rear, the open plan kitchen/dining area comfortably accommodates a dining table. The kitchen provides a plethora of storage via attractive wall and base units, complemented by generous worktop space and integrated appliances including a fridge freezer, washing machine, dishwasher, double oven and hob. Elegant French doors lead directly to the rear garden.

Continuing to the first floor, the property offers four well-proportioned bedrooms. Bedrooms one, two and three can accommodate double beds alongside additional furnishings, with bedroom one further benefiting from sliding door wardrobes and a private en-suite comprising W.C., hand basin and shower. Bedroom three also features sliding door wardrobes, while bedroom four is ideal for a single bed with extra furnishings. Completing this level is the family bathroom, fitted with a bathtub, hand basin and W.C.

Externally, the home features a pleasant rear garden laid to lawn with ample patio area, perfect for outdoor furniture and entertaining. To the side of the property there is a garage and a driveway providing off-street parking for up to two vehicles.





KEY FEATURES

- Four-bedroom detached home in Backworth near coast, schools, and transport
- Open-plan kitchen/diner with integrated appliances and French doors
- Principal bedroom with sliding door wardrobes and en-suite
- Rear garden, plus garage & driveway for up to two cars

- Council Tax Band D
- EPC Rating B











ACCOMMODATION

Room Dimensions

Living Room	4.32 x 3.94 (14'2" x 12'11")	Bedroom Two	2.65 x 3.26 (8'8" x 10'8")
Kitchen / Diner	3.58 x 5.4 (11'8" x 17'8")	Bedroom Three	2.31 x 1.9 (7'6" x 6'2")
WC	1.21 x 1.46 (3'11" x 4'9")	Bedroom Four	3.63 x 1.8 (11'10" x 5'10")
Bedroom One	2.41 x 3.58 (7'10" x 11'8")	Bathroom	2.56 x 2.31 (8'4" x 7'6")
En Suite	1.81 x 1.6 (5'11" x 5'2")		

FLOOR PLAN



Total area: approx. 99.7 sq. metres (1073.2 sq. feet)

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