



 Jan Forster

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Hotspur North | Backworth | Newcastle Upon Tyne | NE27 0GN
Offers Over £300,000



- Favourably Positioned
- Four Bedrooms
- No Upper Chain
- Immaculately Presented
- Excellent Transport Links
- Detached Family Home
- Two Bathrooms
- Separate Garage
- Handy For Local Shops
- Freehold





** Video Tour on our YouTube Channel | <https://youtu.be/ilSZDOcPpTI>
**

This well-presented four-bedroom detached family home is positioned on the desirable Hotspur North in Backworth and is offered for sale with the benefit of no upper chain.

The location places you within easy reach of many of Tyneside's key attractions. Nearby, you will find a wide range of amenities such as Boundary Mill, Silverlink Shopping Park, and Royal Quays Outlet, while the stunning North East coastline is just a short drive away. Excellent transport links, including the A19 and Coast Road, provide seamless connectivity for commuters and families alike and Northumberland Park Metro station is within walking distance. The surrounding area is also well served by a selection of highly regarded schools.

Internally, the ground floor welcomes you with a spacious hallway, a convenient WC, a bright and airy lounge with a bay window, and a stylish kitchen dining room featuring a range of fitted units, integrated appliances and French doors that open out to the rear garden, creating an ideal space for both everyday living and entertaining. Upstairs, the first floor offers four well-proportioned bedrooms, including the main bedroom with a stylish en suite, as well as a modern family bathroom WC.

Externally, the home benefits from a charming town garden to the front, side access for added convenience, and a private rear garden ideal for outdoor enjoyment. A separate garage provides additional storage or secure off-street parking.

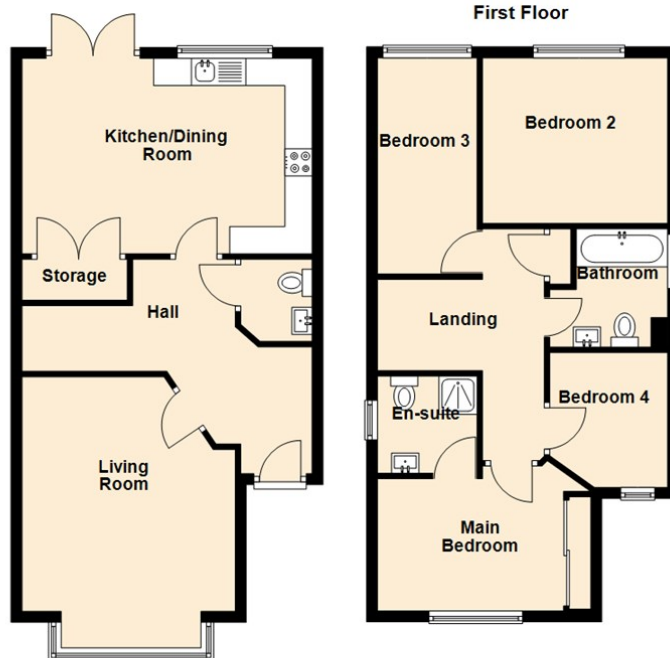
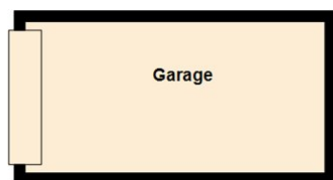
This is a superb opportunity to acquire a family home in a sought-after and highly accessible location. Please contact our branch on 0191 236 2070 for more information.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: D

Ground Floor



Living Room 14'1" x 12'10" (4.31 x 3.92)

Kitchen/Dining Room 11'9" x 17'5" (3.59 x 5.33)

Main Bedroom 8'8" x 12'10" (2.66 x 3.92)


BedroomTwo 9'11" x 11'7" (3.04 x 3.54)

Bedroom Three 13'0" x 5'8" (3.97 x 1.75)

Bedroom Four 8'1" x 7'1" (2.48 x 2.17)

The difference between house and home

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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 	

Contact Us: 0191 236 2070



www.janforsterestates.com

