


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NORTH EAST

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 Brockwell Mews, Newcastle Upon Tyne NE27 0GF

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Offers Over £375,000

Signature North East is delighted to introduce to the market this charming three-bedroom barn conversion, nestled in the serene area of Backworth. This property epitomises comfortable living, featuring tasteful décor and spacious rooms throughout, including a brand-new kitchen fitted just this year. Along with a brand new boiler set to be fitted on 21st of December 2023, with a 5 year warranty. Additionally, it boasts a fantastic location with proximity to a wealth of useful amenities, including great eateries, easy transportation links to the coast and Newcastle city centre, shops, and schools, making it an ideal opportunity for families.

As you step into this delightful home, you are warmly welcomed by a central hallway that leads you to the main principal rooms on the ground floor, a convenient W.C., and an under stair storage cupboard. First, you enter the ,spacious living room area, bathed in natural light courtesy of the elegant French doors that lead to the rear garden. This room exudes cosiness, featuring an electric log burner fireplace. Next, you step into the impressive open-plan kitchen/dining room, where you can accommodate a family dining table. This space is illuminated with lovely French doors. Moving to the kitchen area, you will discover a wealth of storage space through attractive shaker-style wall and base units, complemented by sleek countertops. Additionally, this kitchen is fully equipped with integrated appliances that include a dishwasher, wine cooler, fridge/freezer, combination oven, fan oven, and washing machine.

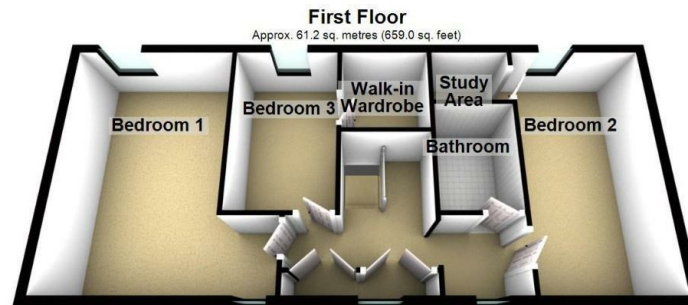
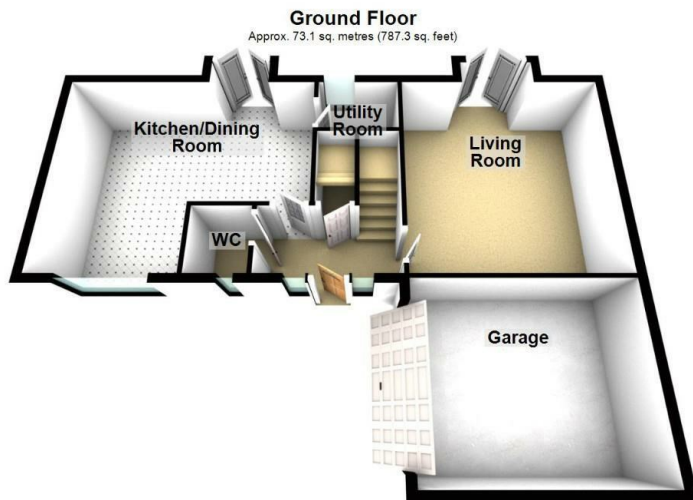
Ascending to the first floor, you encounter a hallway adorned with fitted storage cupboards for your convenience. The three generously sized bedrooms easily accommodate double beds and your desired furnishings. One of these bedrooms features a study area, while another boasts a walk-in wardrobe, ideal for additional storage needs. Completing the first floor is the main bathroom, featuring a bathtub, shower, hand basin, and W.C.

To the rear of the garden, a tranquil haven awaits, predominantly laid with a beautiful lawn. It also features a paved patio area, perfect for alfresco dining and relaxing during the summer months. The property provides ample off-street parking through a driveway, complemented by an impressive double garage.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 134.4 sq. metres (1446.3 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
15'1" x 14'5"

Kitchen / Dining Room
18'0" x 15'1"

Utility Room
5'10" x 4'0"

WC
4'10" x 4'1"

Bedroom One
16'7" x 14'7"

Bedroom Two
16'7" x 8'9"


Bedroom Three
11'8" x 7'2"

Walk in Wardrobe
5'10" x 5'7"

Study Area
6'0" x 3'8"

Bathroom
7'4" x 6'0"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(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 	





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