

**F**  
FOR  
SALE

8 PRIORY AVENUE, BACKWORTH NE27 0XL  
£295,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- SPACIOUS RECEPTION ROOM
- MODERN KITCHEN DINER
- FAMILY BATHROOM WC, ENSUITE & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH EAST FACING REAR GARDEN
- EPC RATING B

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ENTRANCE HALLWAY

RECEPTION ROOM  
15 x 10'9

KITCHEN DINER  
18'3 x 12

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
11'4 x 11

ENSUITE  
6'3 x 6

BEDROOM TWO  
10'3 x 10

BEDROOM THREE  
10 x 7'6

BATHROOM WC  
6 x 5'6

GARAGE  
20 x 11'2

FRONT GARDEN

REAR GARDEN

## 8 PRIORY AVENUE, BACKWORTH NE27 0XL

This lovely and modern, semi detached house was built in 2018 and is perfectly located in a popular residential area. It boasts a wealth of modern features and is ideal for a range of buyers.

With over 1000 square foot of accommodation set over two floors, this well presented property consists of an entrance hallway with stairs up to the first floor, a cloaks cupboard and doors to the reception room, kitchen diner and downstairs WC. The reception room is light, spacious and front facing and the modern kitchen diner easily accommodates a dining table and benefits from a range of high gloss units with contrasting worktops and integrated appliances including eye level double oven, induction hob, chimney hood, wine fridge and dishwasher. There are bi folding doors to the rear garden and the downstairs WC is complete with integrated WC and pedestal wash basin. To the first floor there are two spacious bedrooms, one with ensuite including walk in rainfall shower, wall mounted washbasin and integrated WC. There is also a third bedroom and a family bathroom benefitting from a panelled bath with rainfall shower over, wall mounted wash basin and integrated WC. Externally there is an attached garage, a front garden with driveway parking for up to two cars and a south east facing rear garden with lawn, planted borders, patio and access to the garage.

The generous size, layout and condition of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

A stunning village, Backworth has benefited from significant residential development in recent years and now offers something to suit all tastes, from new build to period properties, wherever you sit on the housing ladder. Just a short distance from Northumberland Park, the area shares the excellent amenities on offer there, including a leading supermarket, retail park and Metro station. Backworth also provides easy access to both the A19 and A1, making it ideal for commuters.

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Floor 0



Floor 1

Approximate total area<sup>m</sup>  
1174.34 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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#### SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

#### APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(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>		

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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