





- Superbly Presented
- Pedestrianised Street
- Lovely Views
- Close To Amenities
- Freehold
- Semi-Rural Location
- Two Double Bedrooms
- Jack & Jill W/C
- Council Tax Band *A*
- Call For More Information





Nestled in the charming Melrose Avenue, in the historic village of Backworth, which dates back to the 1200s, this delightful house is a true gem waiting to be discovered. The property is positioned in a semi-rural location, on a pedestrianised street and will appeal to a variety of buyers.

The property which has a quaint cottage feel due to its age and design, is located close to local shops, metro, golf course and local amenities. Northumberland Park shopping centre is 1 mile away and the A19 is nearby, providing easy access to Gateshead metro shopping centre via A1, is within easy reach of the coast, Newcastle City Centre and also the A19.

Melrose Avenue benefits from being in a quiet setting: this property is situated second house along thereby offering open views across farmland and benefitting from stunning sunsets during the summer months.

Internally the property briefly comprises to the ground floor: - entrance hallway, generous lounge with a fuel burning stove, bright and airy dining room with French doors opening to the rear South facing paved patio, a modern ground floor bathroom WC with shower over the bath and a well-appointed kitchen with integrated oven and hob. To the first floor there are two double bedrooms, both with access to a Jack and Jill WC. Externally there is a lawn garden to the front and paved patio/courtyard to the rear. The property further benefits from gas central heating, double glazing and spacious, well insulated loft space.

For more information and to book a viewing, please call our Tynemouth branch on 0191 257 2000.

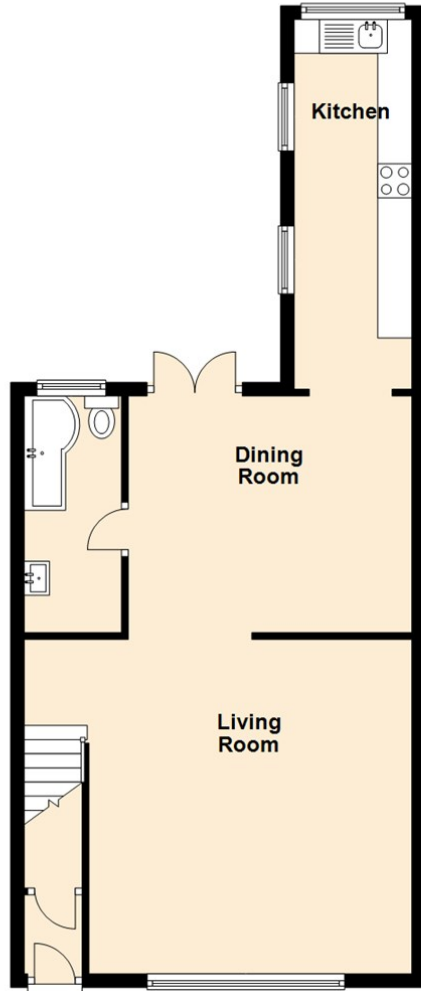
Tenure

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

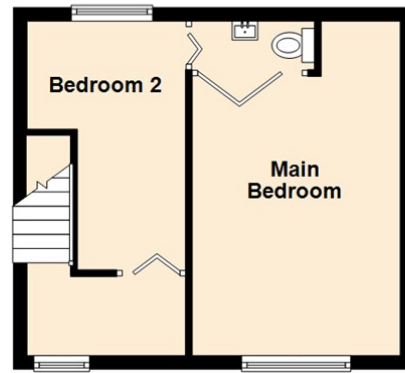
Council Tax band *A*.



Ground Floor



First Floor



The difference between house and home

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Living Room 16'1" x 15'7" (4.92 x 4.75)

Dining Room 11'5" x 13'8" (3.48 x 4.17)

Kitchen 17'10" x 5'8" (5.44 x 1.73)

Main Bedroom 13'5" x 10'0" (4.11 x 3.06)

Bedroom Two 12'5" x 5'3" (3.80 x 1.62)

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

Gosforth

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Newcastle

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High Heaton

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Tynemouth

0191 257 2000

Low Fell

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