


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NORTH EAST

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 Humble Close, Newcastle Upon Tyne NE27 0XD

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Asking Price
£219,950

Welcome to Humble Close, a charming property located in the heart of Backworth, Newcastle Upon Tyne. This delightful end terrace boasts wonderful access to Newcastle and the coast, conveniently located close to the A19, ensuring a smooth and easy commute to work. Newcastle and the coast are just a few minutes' drive away. Local amenities such as Blackworth Park Primary School, Pavilion Bar and Grill, and the local pharmacy are all at your doorstep. This home is ideally situated for both convenience and comfort.

Upon entering through extra wide doorway, you are greeted by the wide hallway, which leads to the principal rooms on the ground floor. The cosy and bright living room is perfect for relaxing with friends and family and is spacious enough to accommodate all your desired furnishings. From here, you can access the kitchen/dining room, the well-equipped kitchen offers a plethora of wall and floor units, including a dishwasher, fridge freezer, and an integrated washing machine. An island in the kitchen makes meal preparation convenient and offers a space for casual dining. The space is flooded with natural light from the double French doors that open to the back garden. For your convenience, there is a downstairs WC.

Upstairs, the property features three bedrooms, each providing ample space for unwinding at the end of the day. Two of the bedrooms can easily accommodate a double bed and your desired furniture. Completing the first floor is the family bathroom, which includes a bathtub and shower, hand basin, and WC. The loft has been boarded and equipped with an access ladder, serving as the primary storage.

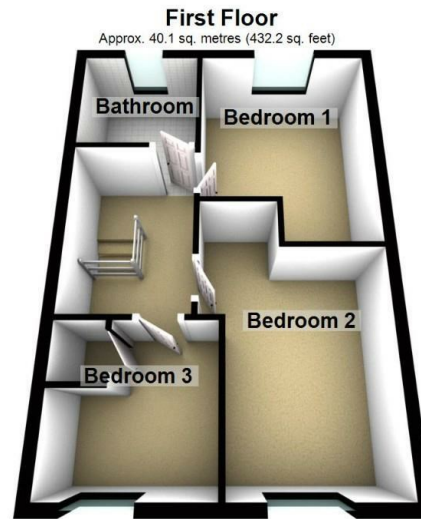
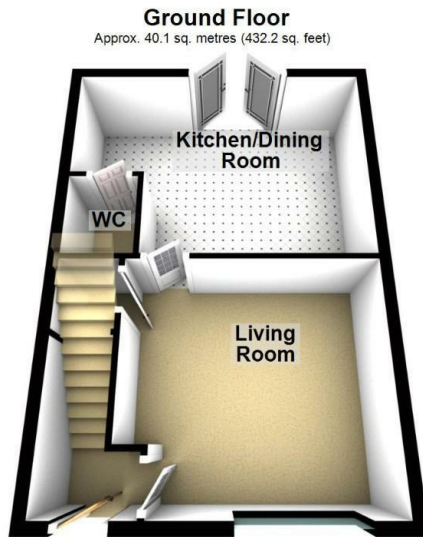
Outside, the property offers a relaxing back garden, newly laid with a patio perfect for outdoor living. Additionally, there are two off-road parking spots available.

Don't miss the opportunity to make this house your home, this property in Humble Close is sure to capture your heart. Book a viewing with Signature North East today.



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

PROPERTY FLOORPLAN



Total area: approx. 80.3 sq. metres (864.3 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
13'7" x 12'8"

Kitchen / Dining Room
17'2" x 12'1"

WC
4'9" x 3'11"

Bedroom One
12'5" x 9'11"

Bedroom Two
12'3" x 9'11"

Bedroom Three
8'3" x 8'3"

Bathroom
6'11" x 6'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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	





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