

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Fairway Lane, Newcastle Upon Tyne NE27 0XN

# Fairway Lane, Newcastle Upon Tyne NE27 0XN

**Asking Price**  
**£549,950**

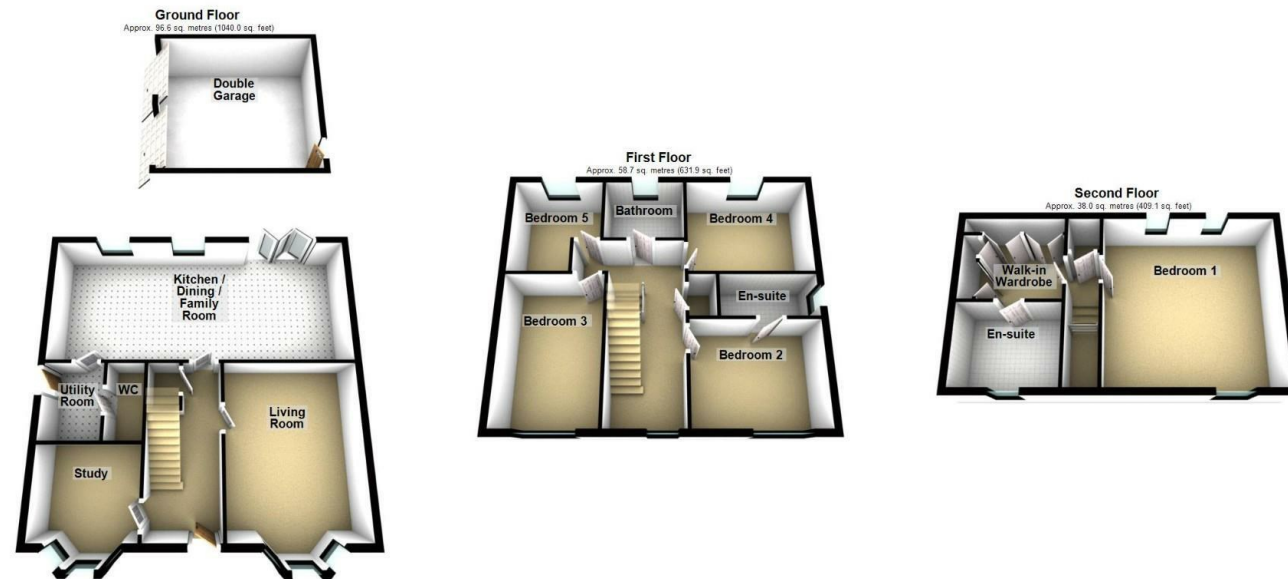
Signature North East is delighted to welcome this exceptional five-bedroom detached property to the market, located in the highly sought-after area of Backworth. Situated on a generous corner plot, this spacious home is perfect for families. It offers an ideal location with excellent schools, including Backworth Park Primary School, in close proximity. The property boasts brilliant transport links, with Northumberland Park Metro Station within walking distance, connecting you to the coast and Newcastle city centre. Local amenities are conveniently nearby at Northumberland Retail Park, just a short five-minute drive away. Additionally, the property benefits from excellent road links, being situated close to the A19.

Upon entering the property, you are greeted by a central hallway leading to a large living room with ample space for desired furnishings and a bright, large bay window. The open-plan kitchen, dining, and family area can accommodate a dining table and sofa, creating a spacious, bright room perfect for both relaxing and entertaining. The kitchen features attractive wall and base units, sleek countertops, and integrated appliances, including a wine cooler, dishwasher, fridge freezer, oven, and hob. Elegant bi-fold doors provide access to the rear garden. Adjacent to this area is a convenient utility room and W.C. Completing the downstairs is an extra reception room, ideal for use as a study or children's playroom.



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

# PROPERTY FLOORPLAN



Total area: approx. 193.3 sq. metres (2080.9 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  
16'4" x 11'8"
- Kitchen / Dining / Family Room  
27'7" x 11'6"
- Study  
8'10" x 9'8"
- Utility Room  
6'7" x 5'3"
- WC  
6'7" x 3'0"
- Bedroom One  
15'1" x 14'11"
- Walk in Wardrobe  
8'8" x 7'7"
- En Suite  
8'8" x 7'1"
- Bedroom Two  
11'4" x 9'1"
- En Suite  
8'7" x 3'10"
- Bedroom Three  
13'3" x 8'9"
- Bedroom Four  
11'4" x 9'2"
- Bedroom Five  
9'2" x 8'3"
- Bathroom  
7'4" x 5'10"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News