



# Alexander Hudson Estates

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Sales Particulars

Melrose Avenue

Backworth

NE27 0JD





Alexander Hudson Estates are excited to introduce to market this well-presented, two-bedroom, terraced family home with front and rear gardens, situated in a popular historic, scenic village of Backworth.

Well presented throughout the property briefly comprises of an entrance hallway, cosy living room, kitchen and separate dining area. To the first floor sits two good sized bedrooms. The front of the property benefits from a low maintenance garden with gravelled area and garden path whilst the rear offers a sunny, South facing private courtyard.

The property is ideally located and close-by to a range of amenities with Killingworth, West Allotment and Shiremoor all a short drive away. Major transport links, including the A19 and A1 are all within easy reach to the property.



Tenure: Freehold Council tax band: A EPC Rating: C





Shopping list  
Milk  
Bread  
Eggs  
Butter  
Apples  
Bananas  
Yogurt  
Honey







GROSS INTERNAL AREA  
FLOOR 1: 67 m<sup>2</sup>, FLOOR 2: 31 m<sup>2</sup>  
TOTAL: 98 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.