



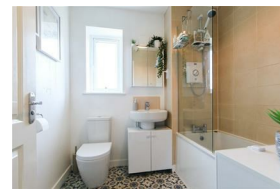
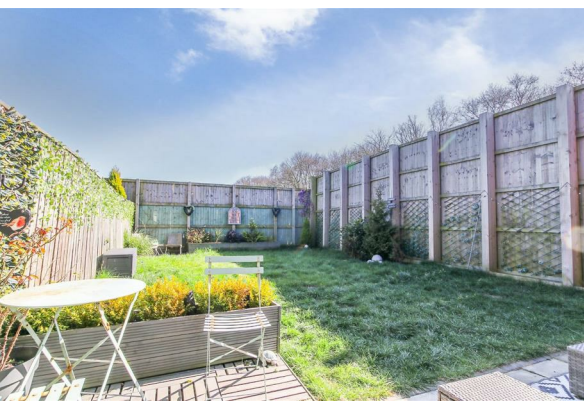
# Alexander Hudson Estates

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Sales Particulars

# Alexander Hudson Estates

Brownsman Court, Backworth Park, NE27



# The Property

Alexander Hudson Estates are pleased to welcome to the market this charming and beautifully presented two-bedroom family home, ideally positioned within a peaceful residential area, this delightful property benefits from a private front driveway and a generous rear garden.

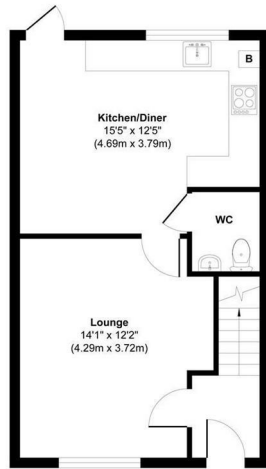
Flooded with natural light, the ground floor boasts a spacious and inviting living room, perfect for relaxing or entertaining guests. A well-appointed kitchen with ample storage and workspace sits at the heart of the home, with a convenient downstairs WC completing the lower level. Upstairs, two well-proportioned double bedrooms provide comfortable living space, each with room for additional furnishings, while a modern family bathroom offers a clean and stylish finish.

Externally, the front of the property features a smart, paved driveway providing private off-street parking. To the rear, a sunny, enclosed garden awaits, featuring a patio area ideal for outdoor dining, along with a lawned section.

Perfectly located for both tranquility and accessibility, the home is within easy reach of a range of local amenities and neighbouring communities including Northumberland Park, Killingworth, West Allotment, and Shiremoor. Excellent transport links such as the A19 and A1 are also close by, providing effortless connectivity across the region.

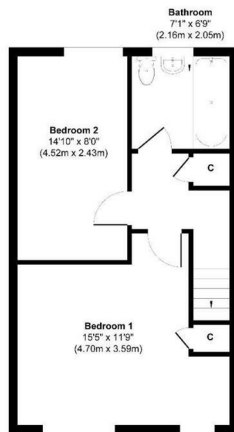
Disclaimer: This property is available under the Shared Ownership Scheme and is marketed at £92,500, which represents a 50% share of the current market value. Please be advised that the property also requires a monthly rent of £278.65 and a monthly service charge of £53.25. All prospective buyers must apply through Home Group Ownership, facilitated by Alexander Hudson Estates. Please note: applicants must have lived or worked in North Tyneside for a minimum of three years to be eligible.

Leasehold  
Council Tax: B  
EPC Rating: 83



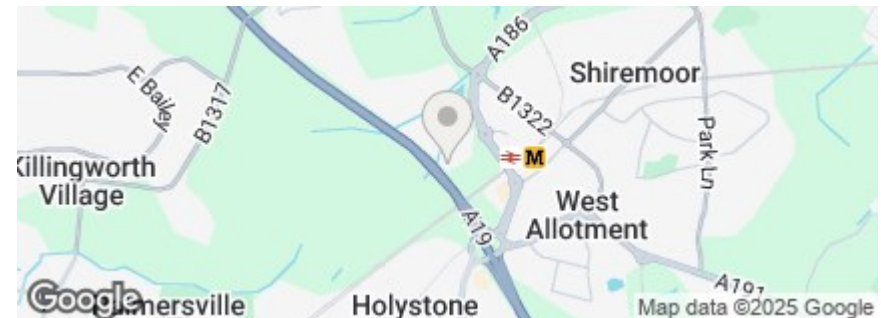
Ground Floor

Approx. Gross Internal Floor Area 413 sq. ft / 38.36 sq. m  
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First Floor  
Approximate Floor Area  
413 sq. ft  
(38.36 sq. m)

Approx. Gross Internal Floor Area 413 sq. ft / 38.36 sq. m  
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