

SIGNATURE

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📍 Sharnford Close, Newcastle Upon Tyne NE27 0JY

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Offers Over £190,000

Signature North East are delighted welcome to the market this fantastic three-bedroom end-terraced home, located in the sought-after area of Backworth. This property benefits from excellent transport links, with Northumberland Park Metro Station and major roads such as the A19 and A1058 nearby, ensuring easy access to surrounding areas. Residents will enjoy a range of local amenities, including shops, schools, and healthcare facilities, making day-to-day living incredibly convenient. Families will also appreciate the selection of well-regarded schools in the area, including Backworth Park Primary School and Wellfield Middle School.

Upon entering the property, you are welcomed into a spacious open-plan kitchen and dining area, boasting a range of attractive wall and base units complemented by sleek countertops. This space offers ample room for a dining table, while an open porch area provides additional storage. A large window allows plenty of natural light to flood the space. Flowing seamlessly from the kitchen/dining area is the inviting living room, which is bright and spacious with ample space for desired furnishings. Double doors lead from the living room into the third bedroom, a versatile space that could also serve as an additional reception room. This bedroom benefits from a fitted cupboard for storage, an en-suite, and elegant French doors that open out to the rear garden.

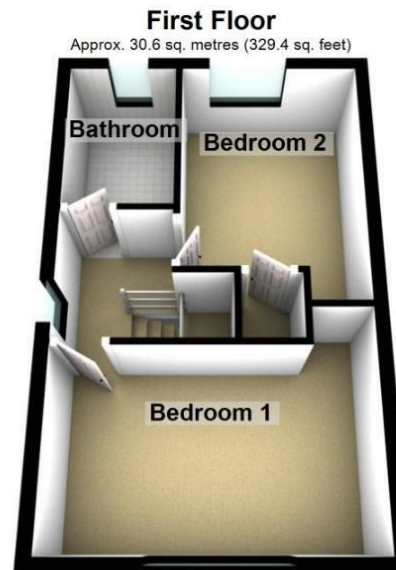
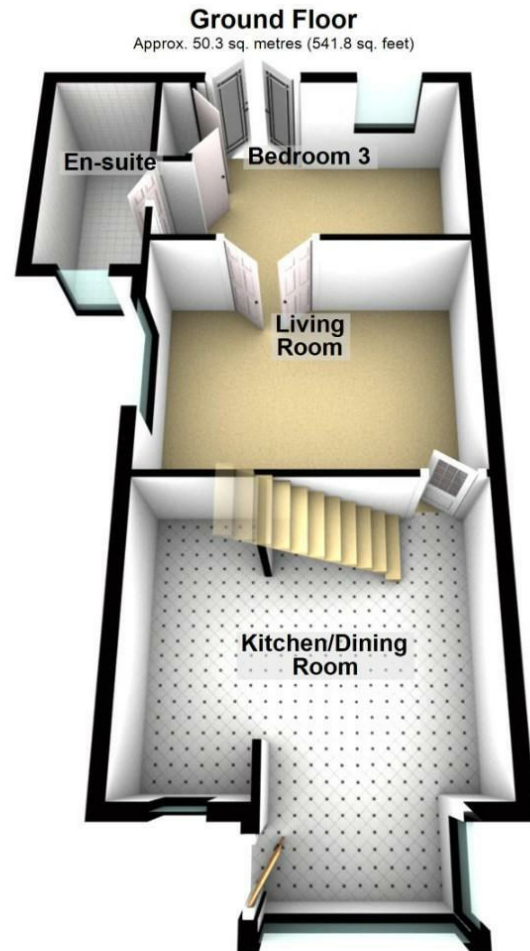
The first floor presents two generously sized bedrooms, both of which can comfortably accommodate a double bed alongside additional furnishings. Bedroom two further benefits from a fitted cupboard, providing excellent storage solutions. Completing this floor is the well-appointed family bathroom, featuring a bathtub, shower, hand basin, and W.C.

Externally, this charming home offers a front lawn garden and a low-maintenance rear yard, ideal for outdoor furniture. Additionally, the property has parking available behind the home, as well as on-street parking options.



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

PROPERTY FLOORPLAN



Total area: approx. 80.9 sq. metres (871.2 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
14'2" x 10'11"

Kitchen / Dining Room
16'1" x 14'2"

Bedroom One
14'2" x 8'8"

Bedroom Two
10'8" x 8'7"

Bedroom Three
14'2" x 8'9"

Bathroom
7'6" x 5'3"

En Suite
10'3" x 4'9"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

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