

# SIGNATURE

## NORTH EAST

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📍 Backworth Court, Newcastle Upon Tyne NE27 0RP

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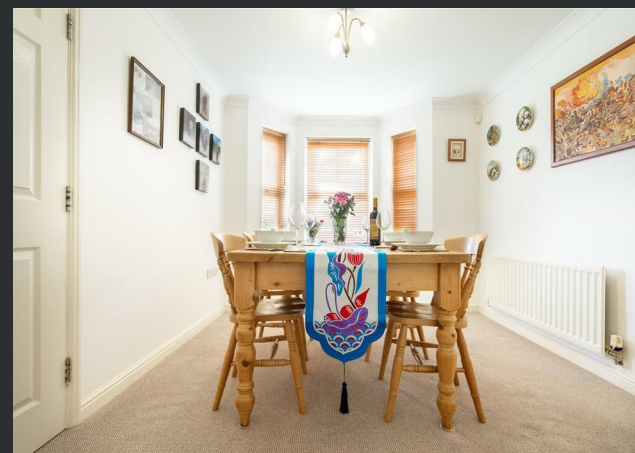
## Offers In The Region Of £295,000

Signature North East welcomes you to this spacious three-bedroom townhouse, ideally positioned in the popular area of Northumberland Park. This fantastic home enjoys a brilliant location, with shops, bars, eateries, and green spaces all close by, as well as excellent transport links, including Northumberland Park Metro just around the corner with the new mainline station due for completion.

Upon entering the property, you're greeted by a welcoming hallway leading into a generous dining room, filled with natural light thanks to a bright bay window. The dining room flows into a well-equipped, stylish breakfast kitchen, complete with attractive wall and base units, sleek countertops, a double oven, and gas hob. Elegant French doors open onto the lovely rear garden, ideal for outdoor entertaining. Completing the ground floor is a convenient WC and a utility room, perfect for housing a tumble dryer and washing machine.

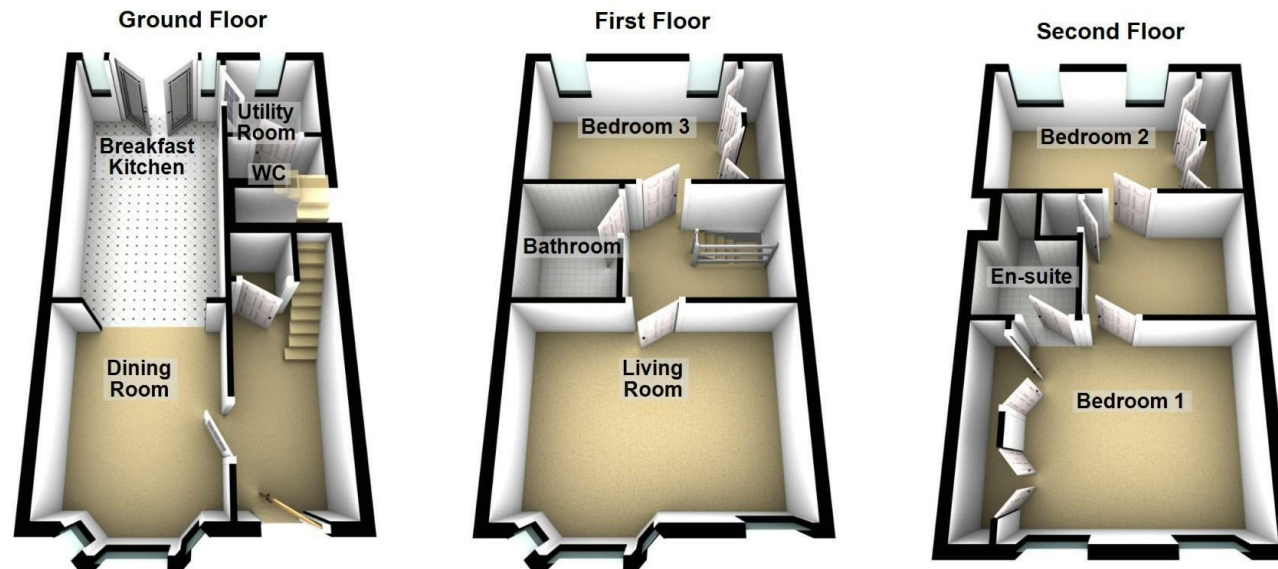
Continuing to the first floor, you'll find a bright and airy living room with plenty of space for furnishings, again benefitting from a large bay window. Bedroom three, a generously sized double with fitted wardrobes, and the family bathroom, which includes a bathtub, overhead shower, wash basin, and WC, are also located on this floor. Moving up to the second floor, there are two further spacious double bedrooms, each featuring fitted wardrobes. The principal bedroom offers a peaceful retreat, and further benefits from a private en-suite shower room, which was updated around three years ago, adding a modern touch.

Externally, the property offers a well-established and easily maintained rear garden, complete with a lawn and patio area, ideal for outdoor furniture. Off-street parking is available via a garage and single parking space, providing added convenience for homeowners and guests alike.



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

# PROPERTY FLOORPLAN



Total area: approx. 113.0 sq. metres (1216.5 sq. feet)

## Measurements:

Dining Room  
12'2" x 9'1"

Breakfast Kitchen  
16'0" x 9'1"

Utility  
5'5" x 5'6"

WC  
5'6" x 2'10"

Living Room  
15'1" x 12'2"

Bathroom  
5'6" x 7'1"

Bedroom Three  
13'3" x 8'8"

Bedroom Two  
12'9" x 8'10"

Bedroom One  
13'2" x 10'8"

En Suite  
5'6" x 4'4"

## Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 90        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 77      |           |
| (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 |         |           |

England & Wales

EU Directive  
2002/91/EC







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