

HUNTERS®

HERE TO GET *you* THERE



Havelock Road

Backworth, Newcastle Upon Tyne, NE27 0SA

Asking Price £200,000



End of Chain family home boasting over 1,000SQFT of living space and within good commuting range of the Cobalt, Newcastle and further afield. Offering expansion (subject to planning) and renovation potential, this well proportioned semi-detached property is sure to attract a wide range of buyers, from first time buyers through to investors.

The property comprises briefly of :- Entrance Hall, Sitting Room, Kitchen / Diner, Ground, Ground Floor W/C. To the first-floor:- Three double bedrooms, Family bathroom, Loft Access, Fourth Bedroom / Office. Externally the property benefits from a west backing garden and a large storage area.

Contact Hunters north Shields today to organise a viewing on this property.



External

Side access to the rear garden through the storage, as well as hard standing for up to two cars.

Entrance Hallway 7'1" x 14'3" (2.16 x 4.35)

UPVC doors proving access to central hallway, with stairs to first floor, Living Room off to the right and Kitchen to the rear.

Living Room 15'7" x 13'6" (4.76 x 4.12)

200SQFT Living Room with chimney breast wall and double glazed window to the front of the property.

Kitchen / Dining Room 22'6" x 9'3" (6.86 x 2.84)

Kitchen Dining room with views and access to the rear garden, offering a good amount of cabinet storage, as well as access to the;

Groundfloor WC 2'9" x 5'6" (0.86 x 1.68)

Ground floor WC with Toilet and Basin.

Landing / Hallway 13'1" x 4'3" (4.01 x 1.32)

From stairs, Offering access to the Family Bathroom, Four Bedrooms and Loft Hatch.

Bedroom One 13'10" x 8'11" (4.23 x 2.73)

Master Bedroom to front of property, with sliding wardrobes providing storage.

Bedroom Two 8'9" x 12'5" (2.68 x 3.81)

Double Bedroom to the rear of the house with sliding wardrobes.

Bathroom 4'11" x 7'10" (1.51 x 2.39)

Family Bathroom to the Rear of the house with; walk in shower, toilet and basin.

Bedroom Three 7'10" x 9'4" (2.41 x 2.87)

Double Bedroom to the Rear of the house.

Office / Bedroom Four 8'1" x 11'0" (maximum) (2.47 x 3.36 (maximum))

Home Office / Fourth Bedroom to the front of the house, with built in storage.

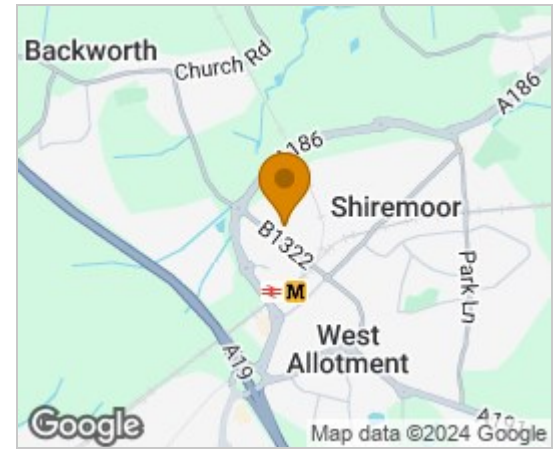
Rear Garden

West Facing Garden laid mostly to lawn.

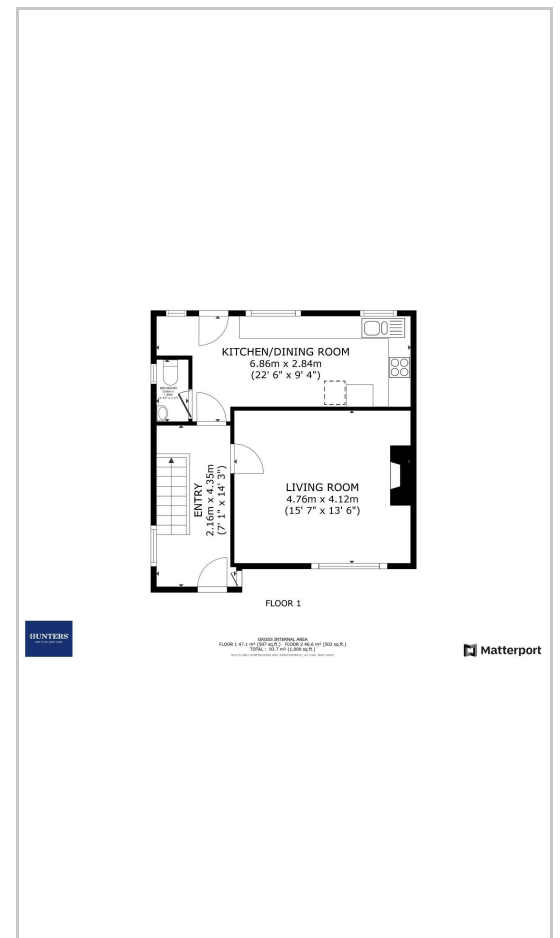
Storage Space

Brick built storage at side of house, accessible from, both front and rear.

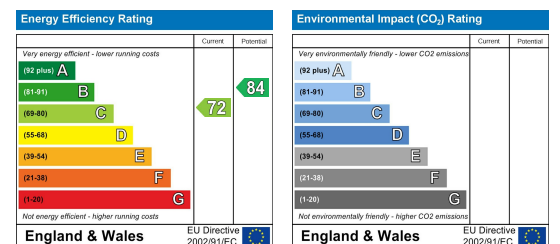
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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