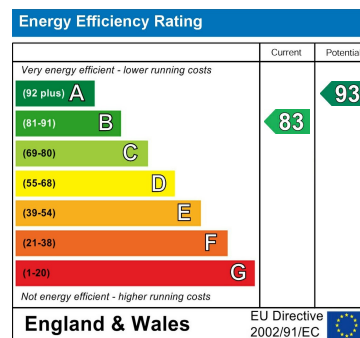




# Hotspur North, Backworth



**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £350,000



## Description

WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME SITUATED WITHIN THIS SOUGHT AFTER DEVELOPMENT IN BACKWORTH

Brannen and Partners are delighted to welcome to the market this attractive four bedroom detached property situated in Backworth close to local shops and amenities. Offering spacious accommodation, two bathrooms, good size private garden and driveway parking.

Briefly comprising: Entrance to a welcoming hallway. The living room overlooks the front of the property, double doors from the hallway lead to a bright and airy kitchen/diner where there are bi-fold doors out to the rear garden. There are a good range of fitted wall and base units which includes a five ring gas hob, double oven, microwave, extractor fan and dishwasher. A handy utility room is accessed from the hallway providing additional storage, plumbing for a washing machine and a sink, a door gives access to an office overlooking the front of the property. There is a separate W.C. off the hallway.

To the first floor is a generous size landing leading to all four bedrooms. The main bedroom benefits from a stylish en-suite shower room with a large walk in shower, W.C. fitted vanity unit housing a hand basin and a heated towel rail. The family bathroom consists of a bath, separate shower, W.C. fitted vanity unit housing a hand basin and a heated towel rail.

Externally to the rear is a good size private garden laid mainly to lawn with patio and decked area. To the front is a lawn, driveway parking and side access to the rear.

Situated within this popular residential development offering good transportation links including the nearby Northumberland Park Metro along with good road links to the picturesque North East coastline and Newcastle city centre. There are a selection of shops, restaurants, primary school and other amenities nearby.

## Entrance Hallway

**Living Room**  
15'10" x 11'8"

**Kitchen/Diner**  
25'0" x 10'0"

**Utility Room**  
8'5" x 8'5"

**Office**  
8'11" x 8'0"

**W.C.**

**Bedroom One**  
11'9" x 11'8"

**En-Suite**  
8'3" x 3'10"

**Bedroom Two**  
13'6" x 9'3"

**Bedroom Three**  
12'3" x 9'4"

**Bedroom Four**  
10'1" x 8'0"

**Bathroom**  
9'11" x 6'9"

## Externally

Externally to the rear is a good size private garden laid mainly to lawn with patio and decked area. To the front is a lawn, driveway parking and side access to the rear.

