



## Harlebury Backworth

Brief property in Beautifully positioned in this gorgeous courtyard, we just love this Freehold, semi-detached property, offered for sale with no onward chain. Harlebury Court is located in the wonderful, semi-rural Backworth location, close to local primary school, walks and local shops. Entrance lobby, spacious, light and airy, open plan lounge, "Country Style" cream, breakfasting kitchen with integrated appliances and Range Cooker, (negotiable). Three bedrooms to the first floor, the principle, bedroom with contemporary, en-suite shower room. Stylish family bathroom with shower, enclosed courtyard garden, walled with electric and outside tap, access to garage from the rear courtyard and the front driveway, additional storage! Such a charming family home! Freehold, EPC: D, Council Tax Band: B

# £225,000

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# Harlebury Backworth

Double Glazed Entrance Door to:

ENTRANCE LOBBY: double glazed window, radiator, door to:

LOUNGE: (front): 17'6 x 14'10 (5.33m x 4.52m), A spacious, light and airy, open plan lounge incorporating spindle staircase to the first floor, double glazed window to front and side, two radiators, television point and coving to ceiling, feature contemporary fire surround with matching back panel and hearth with inset and electric fire.

DINING KITCHEN: (rear): 14'10 x 8'10 (4.52m x 2.69m), delightful, "Country Style" family breakfasting kitchen with a range of wall, floor and drawer units with coordinating roll edge worktops, concealed lighting, one and a half bowl sink unit with mixer tap, integrated fridge freezer, plumbed for washing machine, space for range cooker with stainless steel extractor hood, part tiled walls spotlights, double French doors opening onto the rear garden

FIRST FLOOR LANDING AREA: double glazed window, built in airing cupboard, loft access

BEDROOM ONE:

11'3 x 8'4 (3.43m x 2.54m) double glazed window, radiator, door to:

ENSUITE SHOWER ROOM/WC: modern en-suite shower room, comprising of, shower cubicle with electric shower, low level w.c, pedestal wash hand basin, frosted double glazed window (front) chrome heated towel rail, wood effect laminate flooring tiling to walls

BEDROOM TWO: 9'3 X 7'4 (2.82m x 2.24m), double glazed window to (rear) radiator

BEDROOM THREE: 9'3 X 7'4 (2.82m x 2.24m), double glazed window to (rear) radiator



**FAMILY BATHROOM:**

three, piece white suite comprising of panelled bath, pedestal wash hand basin, low level wc, frosted double gaze window to (side) radiator, tiling to walls and tiled flooring

**EXTERNAL:** garden to the front with a shared block paved area to single garage at the side of the property. Gorgeous private courtyard area sunny aspect, a lovely blend of stone wall perimeter and close boarded fencing, flower beds mature shrubs providing a high degree of privacy, electric point, water tap, negotiable hot tub, access to the rear of the garage

**GARAGE:** attached garage with up and over door opening, overhead storage, power and lighting



**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage/ Courtyard

**MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

**TENURE**

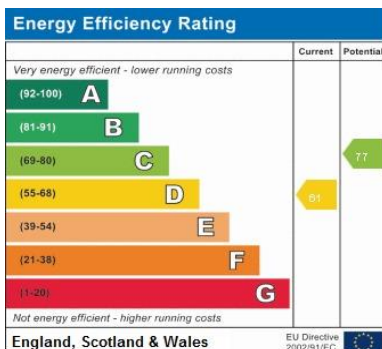
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser



**COUNCIL TAX BAND: B**

**EPC RATING: D**

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**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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