



Briardene Way | Backworth | NE27 0XP

£132,000 55% Shared Ownership

A beautiful, end-link, modern family home on this highly sought after development. Close to the metro, local school, shops and major transport links, the location is fantastic! This gorgeous home offers a superb opportunity to purchase a light, airy and elegant property at an affordable price. Showcasing a spacious entrance hallway, downstairs cloaks/wc., lounge, stunning dining kitchen with integrated appliances and French doors out to the garden. Impressive landing area, three excellent sized bedrooms, the principal, bedroom with delightful open aspect and fitted storage. Contemporary and stylish family bathroom with shower, private, enclosed rear garden with lawn, patio and shed, gated access through to the front, block paved, spacious driveway.

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For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: impressive hallway with staircase up to the first floor, under-stair cupboard, door to lounge, door to:

DOWNSTAIRS CLOAKS/WC.: pedestal washbasin with mixer taps, low level w.c. with push button cistern, radiator

LOUNGE: (front): 14'8 x 10'9, (4.47m x 3.28m), elegant, light and airy lounge with double glazed window, radiator, door to:

DINING KITCHEN: (rear): 18'2 x 11'1, (5.53m x 3.38m), a stunning and stylish dining kitchen, incorporating a range of gorgeous base, wall and drawer units, contrasting worktops, integrated electric oven, gas hob, cooker hood, integrated fridge and freezer, dishwasher, spotlights to ceiling, double glazed window, double glazed French doors out to the garden, contemporary flooring, radiator, one and a half bowl sink unit with mixer taps

FIRST FLOOR LANDING AREA: spacious landing area with radiator, storage cupboard, door to:

BEDROOM ONE: (front): 14'5 x 8'8, (4.39m x 2.64m), delightful open aspect, two double glazed windows, storage cupboard providing excellent hanging and storage space, radiator

BEDROOM TWO: (rear): 10'3 x 10'3, (3.12m x 3.12m), radiator, double glazed window

BEDROOM THREE: (rear): 10'4 x 7'5, (3.15m x 2.26m), radiator, double glazed window

BATHROOM: fabulous, modern family bathroom, comprising of, bath with mixer taps, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, spotlights to ceiling, chrome ladder radiator, extractor fan, tiled shower area and splashbacks, modern flooring

EXTERNALLY: private and enclosed rear garden with patio, lawn and borders, side gate to shared access pathway, through to the front, block paved generous driveway

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PRIMARY SERVICES SUPPLY

Electricity: "Mains
Water: Mains
Sewerage: Mains
Heating: Mains/Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Shared Ownership. It is understood that this property is Shared Ownership. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Share For Sale:55%

Service Charge, Ground rent included £286 per month

COUNCIL TAX BAND: C

EPC RATING: B

WB3032.AI.DB.02.05.2025 V.2

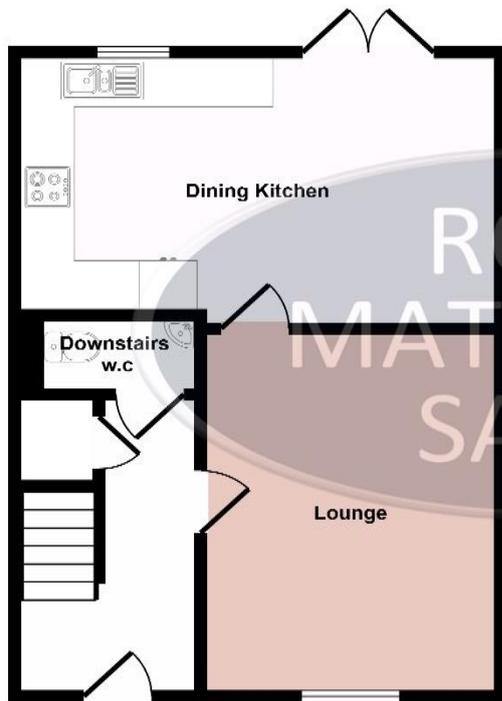
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



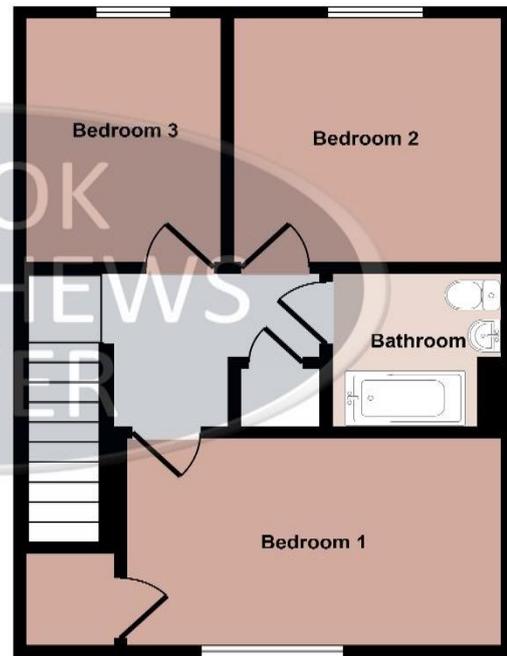
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Ground Floor Briardene Way v.1



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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



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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