



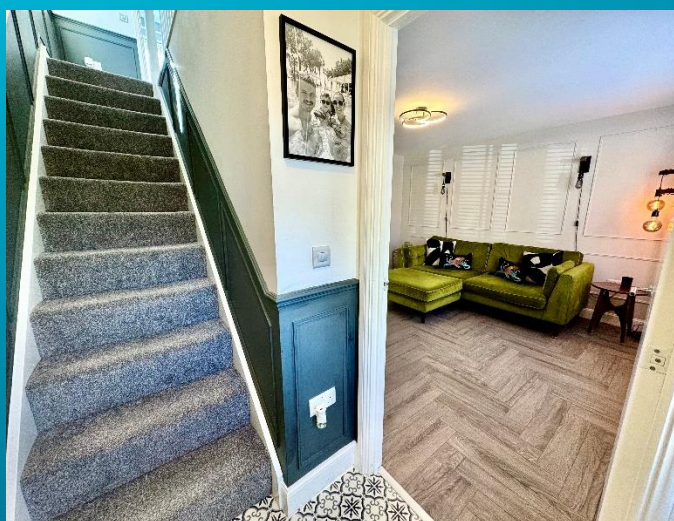
Fulmar Drive | Backworth | NE27 0GU

£305,000

A beautifully presented and positioned family semi-detached home. Enjoy spacious and light accommodation over three fabulous floors with this gorgeous home also benefiting from a large rear garden with sunny aspect, adjoining driveway and garage. Entrance hallway, lounge, stylish and contemporary dining kitchen with integrated appliances and French doors out to the rear garden, downstairs cloaks/w.c. To the first floor there are three bedrooms and a stunning family bathroom with shower, stairs up to the second floor, showcasing an outstanding principal bedroom with high gloss contemporary fitted wardrobes and a luxurious en-suite shower room. Fulmar Drive is within catchment for popular local schools and has excellent transport links to the A19 North and South, A1058 City Centre, Silverlink and Cobalt Business Park. Local shops, bus routes and restaurants are also close by. Just gorgeous!

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4 2 3



Double Glazed Entrance Door to:

ENTRANCE HALLWAY: radiator, half height feature panelling, staircase up to the first floor, door to:

LOUNGE: (front): 12'6 x 12'2, (3.81m x 3.71m), spacious and well-presented lounge with double glazed window, wood effect flooring, under-stair storage cupboard, radiator, door to:

DINING KITCHEN: (rear): 15'7 x 11'6, (4.75m x 3.51m), (maximum measurements), stunning, stylish and contemporary dining kitchen with double glazed French doors opening out to the rear garden, double glazed window, the kitchen is fitted with a range of gorgeous base, wall and drawer units, co-ordinating worktops, integrated double oven, hob, cooker hood, fridge/freezer, dishwasher, one and a half bowl sink unit with mixer taps, spotlights to ceiling, central heating boiler, radiator, contemporary flooring, door to:

DOWNSTAIRS W.C: pedestal washbasin, low level w.c. with push button cistern, tiled splashbacks, tile effect flooring, spotlights to ceiling, double glazed window

FIRST FLOOR LANDING AREA: double glazed window, airing cupboard, door to:

FAMILY BATHROOM: gorgeous family bathroom showcasing, bath with chrome shower, wall mounted mixer taps, floating half pedestal washbasin with mixer taps, low level w.c. with push button cistern, mostly tiled walls, tile effect flooring, white ladder radiator, spotlights to ceiling

BEDROOM TWO: (front): 10'3 x 9'3, (3.12m x 2.82m), double glazed window, radiator, feature panelling to one wall

BEROOM THREE: (rear): 8'2 x 7'1, (2.48m x 2.16m), radiator, double glazed window

BEDROOM FOUR: (rear): 7'2 x 7'2, (2.18m x 2.18m), plus recess, double glazed window, radiator

SPACE OFF LANDING: (front): double glazed window, staircase up to the second floor

BEDROOM ONE: (front): 15'8 x 15'2, (4.78m x 4.62m), including depth of high gloss, attractive fitted wardrobes, providing ample hanging and storage space, measurements into feature double glazed dormer window, radiator, door to:

EN-SUITE SHOWER ROOM: gorgeous en-suite, comprising of, shower cubicle, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, ladder radiator, Velux window, tiled shower area, tile effect flooring

EXTERNALLY: delightful, enclosed rear garden with sunny aspect, enjoying patio area, lawn and an additional lawned area to the rear of the garage. Front driveway and garage, side gate providing access to the garden area

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains/Water meter

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/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

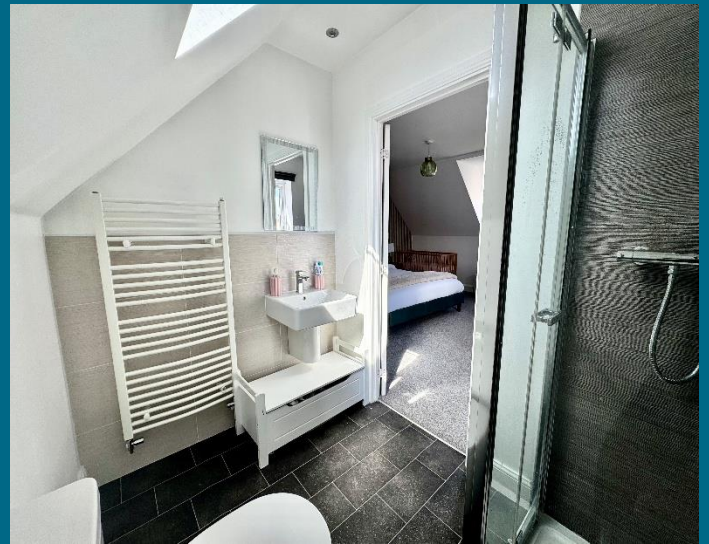
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

ESTATE MANAGEMENT FEE: approx. £114..84 per annum

COUNCIL TAX BAND: C

EPC RATING: B

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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