

# SIGNATURE

## NORTH EAST

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📍 Old Co-Op Buildings, Backworth NE27 0JE

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**Offers In The Region  
Of £145,000**

Signature North East are delighted to welcome this three-bedroom flat to the market, ideally located within a building on Church Road in Backworth. Spanning two floors, the property is set in a sought-after countryside residential setting and offers excellent access to the A1 and A19, along with a range of local shops, amenities, and public transport links. The popular coastal town of Whitley Bay is also just a short distance away, making this an ideal location for a variety of buyers.

Upon entering the property, you are welcomed into a kitchen featuring a range of base and wall units, along with integrated appliances including a hob and oven. Leading on, you will find the living room offering ample space for a variety of furnishings, complete with a charming fireplace acting as a focal point. Also located on the ground floor is bedroom three, which comfortably accommodates a double bed alongside additional furnishings. Completing this level is a bathroom fitted with a bath, W.C. and hand basin.

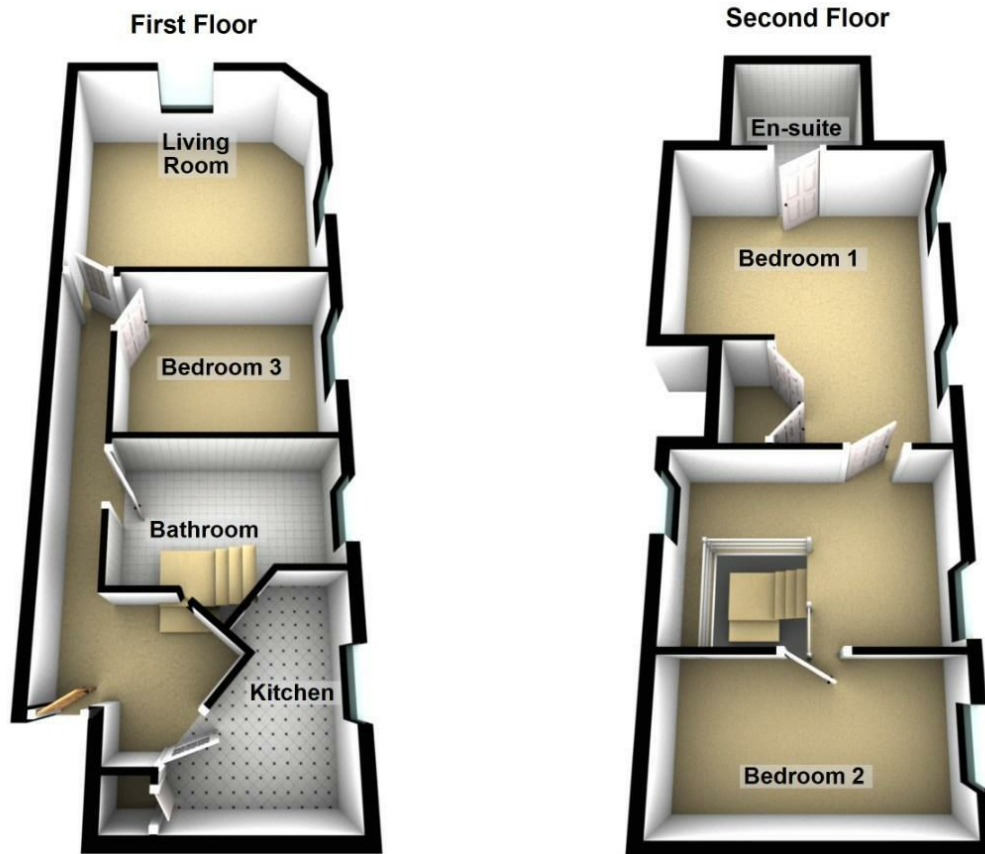
Continuing to the first floor, the property offers two sizable bedrooms, both capable of accommodating double beds along with further furnishings. The principal bedroom benefits from a fitted wardrobe and a private en-suite, comprising a shower, W.C. and hand basin, providing added convenience and comfort.

Externally, the property benefits from a designated parking space to the rear, along with additional external storage, enhancing the practicality of this attractive home.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 94.9 sq. metres (1022.0 sq. feet)

## Measurements:

Living Room  
13'3" x 13'10"

Kitchen  
10'6" x 8'8"

Bedroom One  
16'8" x 13'10"

En Suite  
5'8" x 7'0"

Bedroom Two  
8'3" x 13'0"

Bedroom Three  
8'10" x 11'1"

Bathroom  
10'11" x 8'10"

## Energy Efficiency Rating

|                                                    | Current   | Potential |
|----------------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs        |           |           |
| (92 plus) <b>A</b>                                 |           |           |
| (81-91) <b>B</b>                                   | <b>81</b> | <b>81</b> |
| (69-80) <b>C</b>                                   |           |           |
| (55-68) <b>D</b>                                   |           |           |
| (39-54) <b>E</b>                                   |           |           |
| (21-38) <b>F</b>                                   |           |           |
| (1-20) <b>G</b>                                    |           |           |
| Not energy efficient - higher running costs        |           |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |           |           |





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