

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Briardene Way, Newcastle Upon Tyne NE27 0XQ

Briardene Way, Newcastle Upon Tyne NE27 0XQ

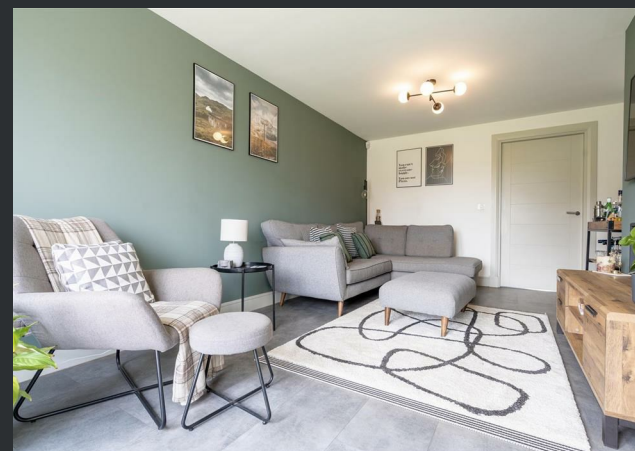
Offers Over £320,000

Signature North East is delighted to welcome to the sales market this exceptional four-bedroom detached family home, ideally situated on the sought-after Briardene Way in Backworth. Boasting a peaceful yet well-connected location, this impressive property is just a 15-minute walk from Northumberland Park Metro Station, offering direct links to Newcastle city centre. Excellent road connections via the A19 and A1, along with nearby bus services, ensure effortless commuting. Residents will also enjoy a wealth of nearby amenities, including Northumberland Park shopping facilities and the extensive Silverlink Retail Park, offering a wide variety of shops, dining, and leisure options. The area is also well-served by highly regarded schools, including Holystone Primary School.

Upon entering the home, you are welcomed by a bright entrance hallway with stairs to the first floor and access into a spacious living room, complete with a feature electric fire and a large front-facing window that floods the room with natural light. The heart of the home is the stylish open-plan kitchen/diner, featuring a contemporary range of white and grey gloss units, integrated appliances including a fridge, freezer, dishwasher, oven, and hob, and generous space for dining by the French doors. Completing the ground floor is a useful utility room with rear access, along with a convenient downstairs W.C.

To the first floor, the main bedroom is positioned to the front and benefits from fitted wardrobes and a sleek en-suite shower room. There are three further well-proportioned double bedrooms—one of which also includes fitted wardrobes—and a modern family bathroom comprising a bath, separate shower, W.C., and hand basin.

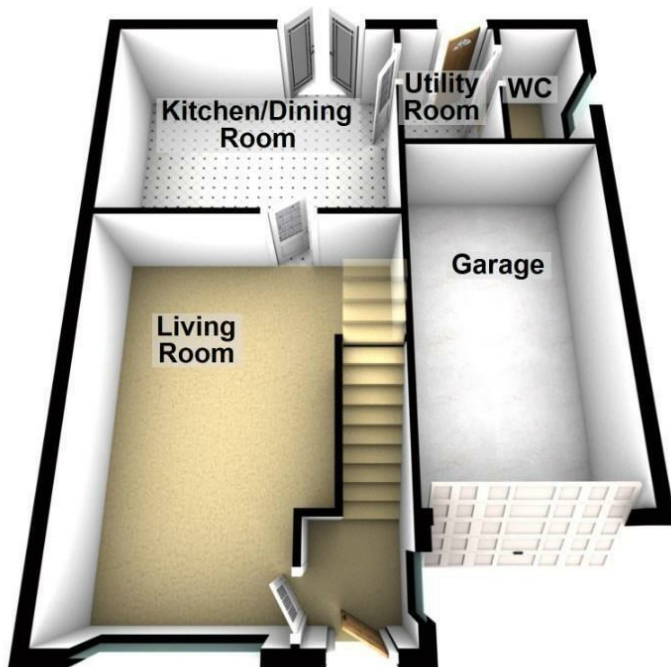
Externally, the home is set back on a private drive with ample off-street parking and an integral garage to the front. To the rear, a generous south-facing garden provides a spacious patio area—perfect for alfresco dining and outdoor entertaining.



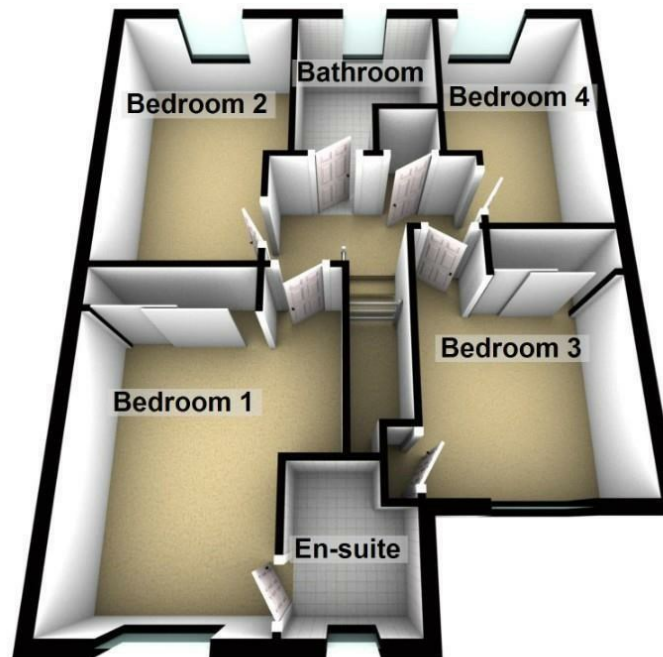
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Ground Floor



First Floor



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
18'0" x 14'3"

Kitchen / Dining Room
14'2" x 10'7"

Utility Room
6'9" x 4'10"

W.C
6'9" x 4'0"

Bedroom One
14'9" x 10'7"

Bedroom Two
14'1" x 8'7"

Bedroom Three
11'9" x 9'1"

Bedroom Four
11'11" x 7'6"

Bathroom
8'0" x 6'11"

En-Suite
6'8" x 5'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC







More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News