



Miller Close | Backworth | NE12 9ER

£225,000

Situated within a well laid out Cul de sac on this desirable development we are delighted to present this well-presented modern semi-detached home. Step inside the welcoming hallway which is light and airy, with a useful storage cupboard and guest W.C. The modern kitchen is to the front with a good range of wall and base units and well equipped with integral appliances sure to impress culinary enthusiasts. The lounge to the rear has room for a table perfect for family gatherings, and French doors lead to the well-kept south facing garden with patio area to enjoy, perfect for relaxing or entertaining, while the front boasts a double length driveway to the side making parking a breeze. To the first floor there are three good sized bedrooms, the principle with an en suite and a stylish family bathroom.

The property is ideally suited to both families and first time buyers, looking for a home close to schools, amenities and great transport links, providing easy connectivity to surrounding areas. Palmersville Metro is within close proximity which further enhances its appeal.

Don't miss out on the opportunity to purchase this lovely home in a vibrant community.

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Semi Detached Family Home

Well Appointed & Decorated

Sought After Development

Off Street Parking

Delightful rear Garden

Freehold

EPC: TBC

Council Tax: B

ENTRANCE HALLWAY: Step through the double-glazed entrance door into a welcoming hallway, featuring a staircase to the first floor with useful under-stair storage and an additional built-in cupboard. The hallway provides access to all principal ground floor rooms.

DINING KITCHEN: 11'0 x 9'9, (3.35m x 2.97m). Fitted with a range of wall and base units incorporating a single drainer sink unit. The combination boiler is neatly housed within a cupboard. Integrated appliances include a double electric oven and gas hob, with designated space for a fridge freezer and washing machine. Additional features include a radiator, part-tiled walls, and built-in corner shelving providing further storage.

LOUNGE: 15'3 x 10'5, (4.64m x 3.17m). A bright and welcoming reception room featuring a radiator and double-glazed French doors opening onto the rear garden, complemented by matching double-glazed side panels that allow for an abundance of natural light.

DOWNSTAIRS CLOAKS/W.C.: Fitted with a low-level W.C. and pedestal wash hand basin, together with a radiator and extractor fan.

FIRST FLOOR LANDING AREA: Providing access to all first-floor accommodation and the loft space, which is partially boarded for storage.

BEDROOM ONE: 11'2 x 9'8, (3.30m x 2.94m). A well-proportioned principal bedroom featuring a double-glazed window to the front, radiator, and attractive part-panelled feature wall.

EN-SUITE SHOWER ROOM: Comprising a step-in mains shower cubicle, pedestal wash hand basin, and low-level W.C. Further benefits include part-tiled walls, a radiator, and a double-glazed frosted window to the front.

BEDROOM TWO: 8'5 x 10'5, (2.56m x 3.18m). A comfortable double bedroom with a double-glazed window overlooking the rear garden and a radiator.

BEDROOM THREE: 10'6 x 6'5, (3.20m x 1.95m). Featuring a double-glazed window to the rear and a radiator.

FAMILY BATHROOM: Fitted with a panelled bath, pedestal wash hand basin, and low-level W.C. The room also benefits from part-tiled walls, a radiator, and an extractor fan.

EXTERNALLY: To the front of the property is a double-width driveway providing ample off-street parking. The enclosed rear garden offers an excellent outdoor space, featuring a decked seating area, timber shed, and attractive wooden gazebo. Additional benefits include two external power points, fenced boundaries, and gated side access to the front of the property.

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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.

RESTRICTIONS AND RIGHTS

Listed? NO
Conservation Area? NO
Restrictions on property? NO
Easements, servitudes or wayleaves? NO
Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO
Risk of Flooding: ZONE 1
Any flood defences at the property: NO
Coastal Erosion Risk: LOW
Known safety risks at property (asbestos etc...): LOW

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO
Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations.

TENURE

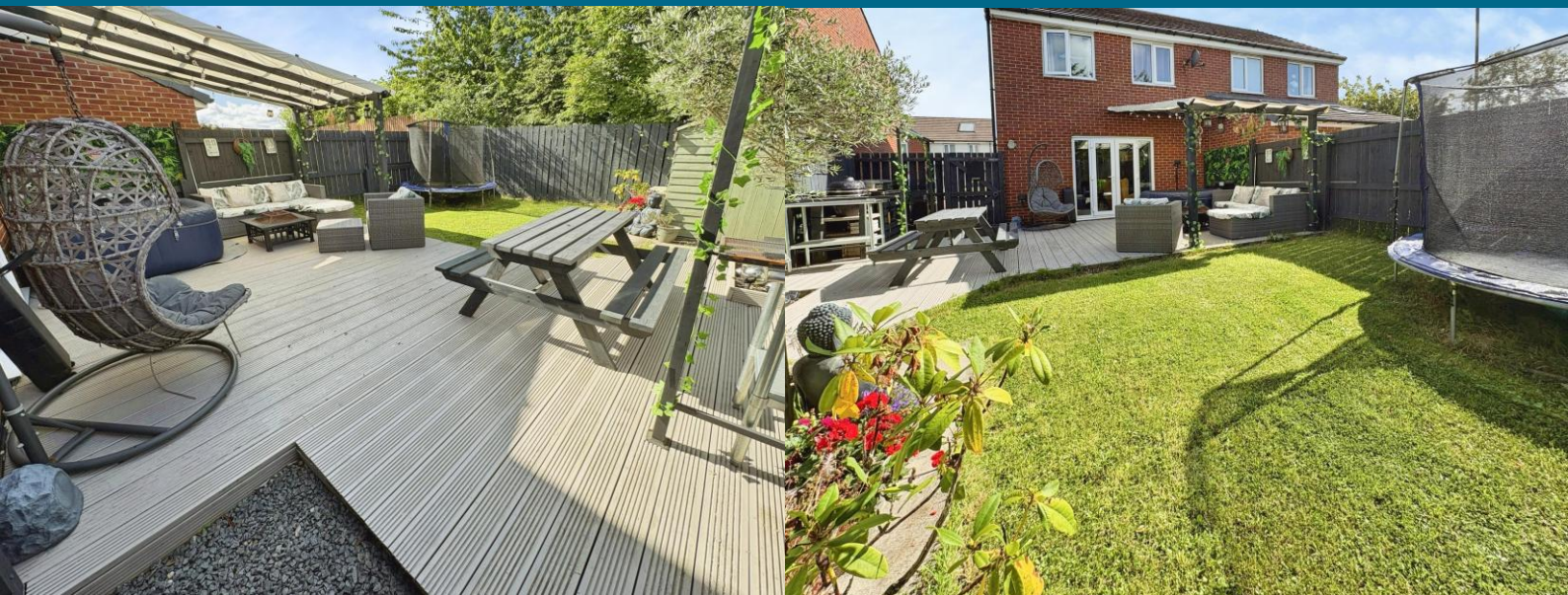
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

COUNCIL TAX BAND: B

EPC RATING: TBC

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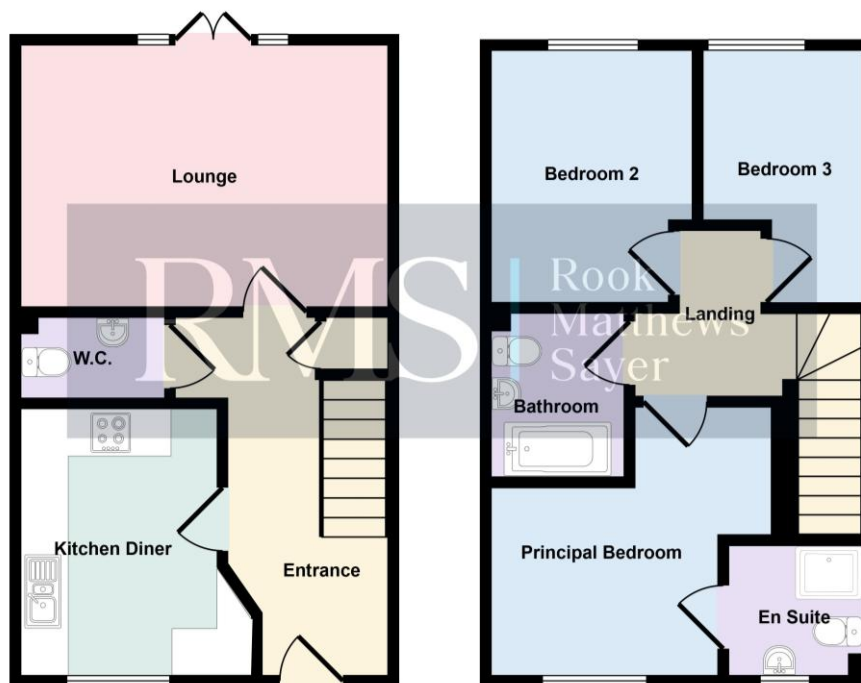
Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Ground Floor

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.

EPC RATING TBC

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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.

