



Station Road | Backworth | NE27 0RT

£285,000

Presenting a charming three-bedroom period cottage dating back to the late 1800's offering well-proportioned accommodation throughout, conveniently placed on Station Road in the ever-popular village of Backworth. As you step inside the welcoming hallway you will find the ground floor is perfectly suited for entertaining, featuring spacious reception areas. The lounge to the front is enhanced by an inglenook fireplace which houses a log burner adding to its warmth and charm. The dining room is equally impressive with an exposed stone wall and French doors to the rear. The kitchen is both stylish and functional and gives access to the rear music room which could also serve as an office for those working from home. On the first floor you will discover three generously sized bedrooms and a beautifully appointed family bathroom with both shower and free-standing bath catering to both preferences.

Externally the property features an enclosed garden to the front that basks in sun light complete with patio and mature trees. To the rear there is off street parking for multiple vehicles and decked area leading to the garage garden room complete with bar area superb space for all fresco dining and entertaining family and friends. Perfectly located for local amenities, schools and ideal for commuters due to its close proximity to the regional motorway network. The property represents an exceptional opportunity for anyone seeking a comfortable and convenient lifestyle.

RMS | Rook
Matthews
Sayer

**3****2****1**

Mid terraced cottage

Two receptions

Garden room complete with bar

Music room / study

Off street parking for several vehicles

Freehold

Council tax: B

EPC: C

ENTRANCE VESTIBULE AND HALLWAY: Step through a double-glazed entrance door into the entrance vestibule, which leads into the entrance hallway via a second double-glazed door. The entrance hallway features a double radiator and a staircase rising to the first floor.

LOUNGE: 13'2 x 13'5 (4.01m x 4.08m) into alcove. Featuring a double-glazed window to the front with plantation shutters, a double radiator, and an inglenook fireplace housing a log-burning stove.

DINING ROOM: 16'5 x 14'1 (5.00m x 4.29m). The dining room features ceiling spotlights, an understairs cupboard, and French doors opening to the rear garden.

KITCHEN: 12'8 x 10'4 (3.86m x 3.14m). Fitted with a range of wall and base units, a 1½ bowl sink unit, and a four-burner gas range cooker, with space for a fridge freezer, washing machine, and tumble dryer. The floors are tiled, the walls are partially tiled, and an archway leads through to the study.

STUDY: 10'8 x 6'4 (3.25m x 1.93m). Featuring a double-glazed door to the side and a double-glazed Velux window to the rear.

FIRST FLOOR LANDING AREA: The first-floor landing features a radiator and provides access to the loft space.

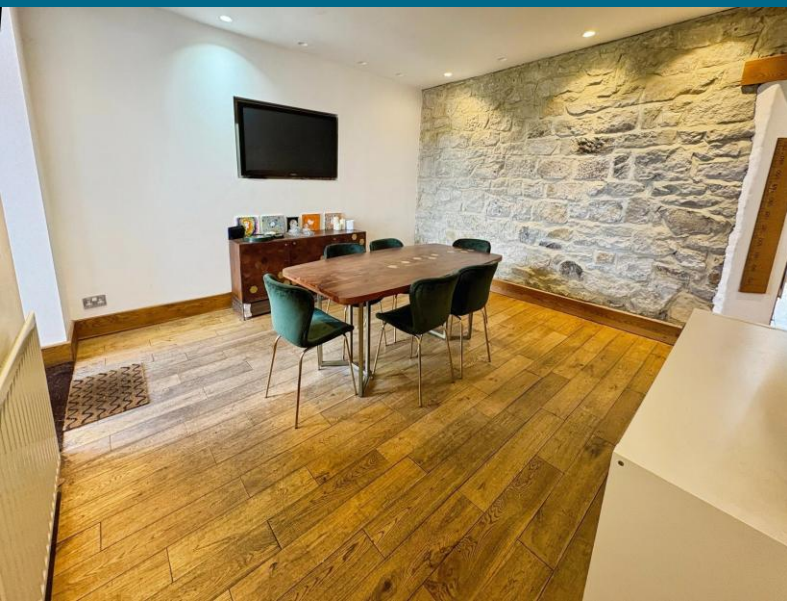
BEDROOM ONE: 14'0 x 9'9 (4.26m x 2.97m). The principal bedroom features a double-glazed window to the rear with plantation shutters and a double radiator.

BEDROOM TWO: 13'8 x 8'8 (4.16m x 2.64m) into alcove. Featuring a double-glazed window to the front with plantation shutters, a double radiator, and a built-in cupboard.

BEDROOM THREE: 10'3 x 7'8 (3.12m x 2.33m). Featuring a double-glazed window to the front with plantation shutters and a double radiator.

FAMILY BATHROOM: Comprising a freestanding bath, a walk-in mains shower, a wash hand basin set within a vanity unit with twin basins and built-in storage, and a low-level WC. Additional features include a wall-mounted TV, partially tiled walls, tiled flooring, and a double-glazed frosted window to the rear.

EXTERNALLY: The front garden is enclosed, laid mainly to lawn, with gated access to the front. The rear is accessed via a communal private road, which provides off street parking for several vehicles. The rear garden features a raised decked area and a garden room with double-glazed French doors to the front and two double-glazed windows to the side. The garden room is fitted with a bar, including two double fridges, and is partially panelled with shelving, lighting, and mirrors.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas / Wood Burner
Broadband: Cable
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.): NO

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.

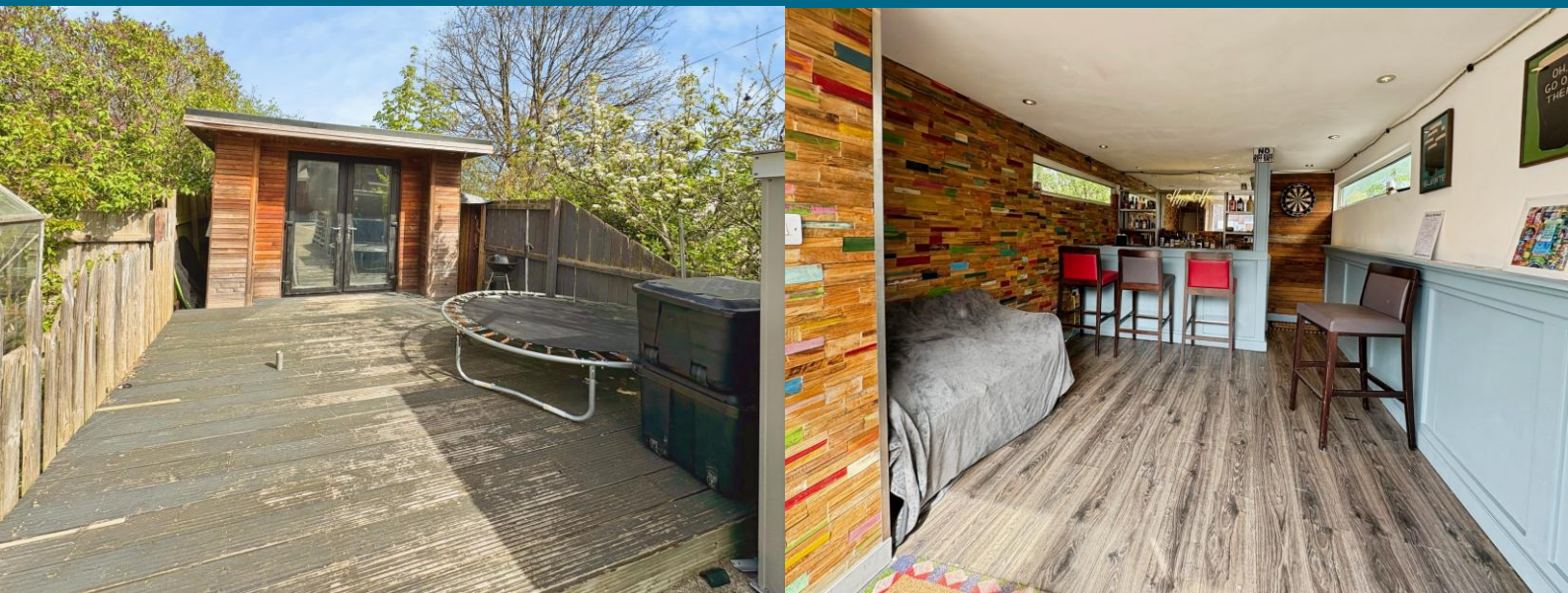
TENURE

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: C

FH00009343 GO MR 20/04/2026 V.1



T: 0191 266 7788

Foresthall@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Total floor area: 125.1 sq.m. (1,346 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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 relation to this property.



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.

T: 0191 266 7788

Foresthall@rmsestateagents.co.uk

RMS | Rook Matthews Sayer