



Priory Avenue | Backworth | NE27 0XL

£295,000

An impressive three-bedroom semi-detached home where the quality of the accommodation is matched by some genuinely excellent practical features, including a light and spacious dining kitchen, en-suite principal bedroom, substantial driveway and a superb garage. The ground floor has a particularly good flow, with a bay-fronted reception room complemented by a spacious dining kitchen that stretches across the rear of the house, combining a sleek high-gloss kitchen with generous dining space and bi-folding doors opening straight onto the garden. A ground-floor WC completes this level. Upstairs are three well-proportioned bedrooms, with fitted mirrored wardrobes and a contemporary en-suite to the principal bedroom, alongside a stylish main bathroom. Outside, the rear garden offers both lawn and patio space, while the long block-paved driveway leads to a detached garage, a real asset for parking, storage, workshop or hobby use. Smartly presented throughout and offering a strong combination of living space, outdoor space and excellent accommodation.

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**3****2****1****Three-Bedroom Semi-Detached****Garage with Power & Lighting****Superb Dining Kitchen with Bi-Folding Doors to Garden****Useful Ground-Floor W.C.****Principal Bedroom with Fitted Wardrobes & En-Suite****Generous Bay-Fronted Reception Room****Block-Paved Driveway****Contemporary Main Bathroom**

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Front entrance door, staircase to first floor, radiator, storage cupboard, ground floor W.C., door to:

LIVING ROOM: 15'0" x 10'9" (4.57m x 3.28m) Generously proportioned reception room with double-glazed bay window to the front elevation, radiator.

GROUND FLOOR W.C.: Fitted with a white suite comprising low-level WC and pedestal wash basin with tiled splashback, radiator.

DINING KITCHEN: 18'3" x 12'0" (5.56m x 3.66m) An impressive open-plan dining kitchen fitted with a comprehensive range of high-gloss wall, base and full-height units, contrasting work surfaces and inset sink and drainer with mixer tap. Integrated appliances include oven, microwave oven and hob with cooker hood, integrated wine cooler, fridge freezer, space and plumbing for a washing machine and a dishwasher. Double-glazed window overlooking the rear garden, ample space for a dining table and bi-folding doors opening directly onto the rear patio and garden.

LANDING: Loft access, storage cupboard, radiator, door to:

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BEDROOM ONE: 11'4" x 11'0" (3.45m x 3.35m) Principal bedroom with double-glazed window, radiator, an extensive range of fitted mirrored sliding-door wardrobes. Door to:

EN-SUITE: 6'3" x 6'0" (1.91m x 1.83m) Contemporary suite comprising glazed shower enclosure with rainfall-style shower and separate handheld attachment, WC and pedestal wash basin, part tiled walls and fully tiled flooring, chrome heated towel radiator, frosted double-glazed window.

BEDROOM TWO: 10'3" x 10'0" (3.12m x 3.05m) Double-glazed window, radiator.

BEDROOM THREE: 10'0" x 7'6" (3.05m x 2.29m) Double-glazed window, radiator.

BATHROOM: 6'0" x 5'6" (1.83m x 1.68m) Contemporary three-piece suite comprising panelled bath with rainfall-style shower and separate handheld attachment over, glazed shower screen, WC and pedestal wash basin. Part tiled walls, fully tiled flooring, chrome heated towel radiator, frosted double-glazed window.

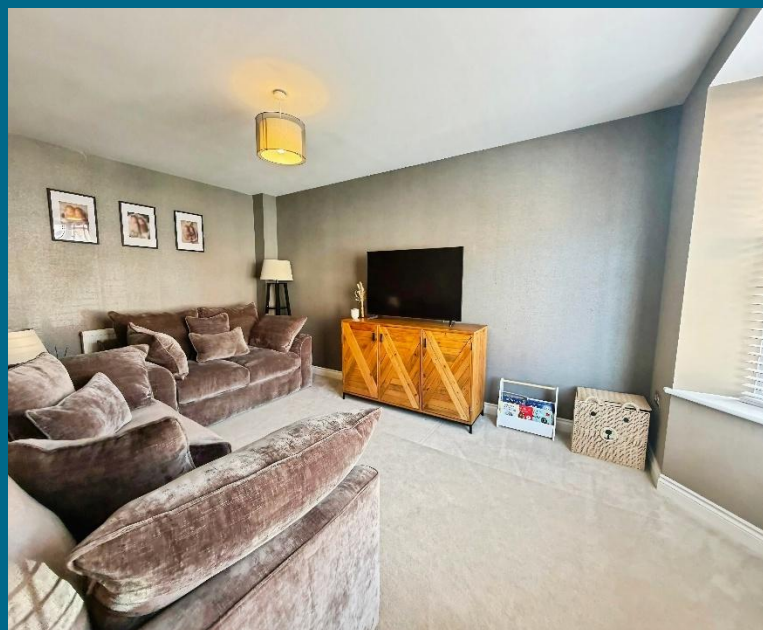
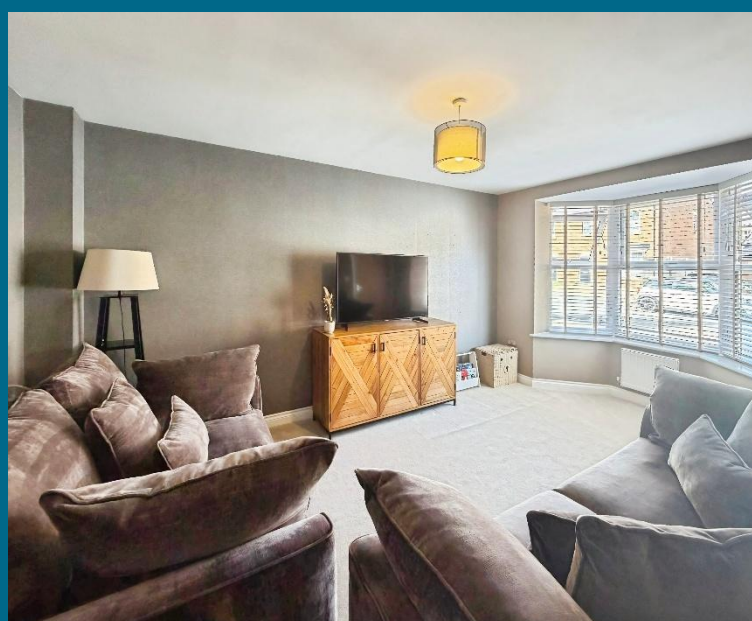
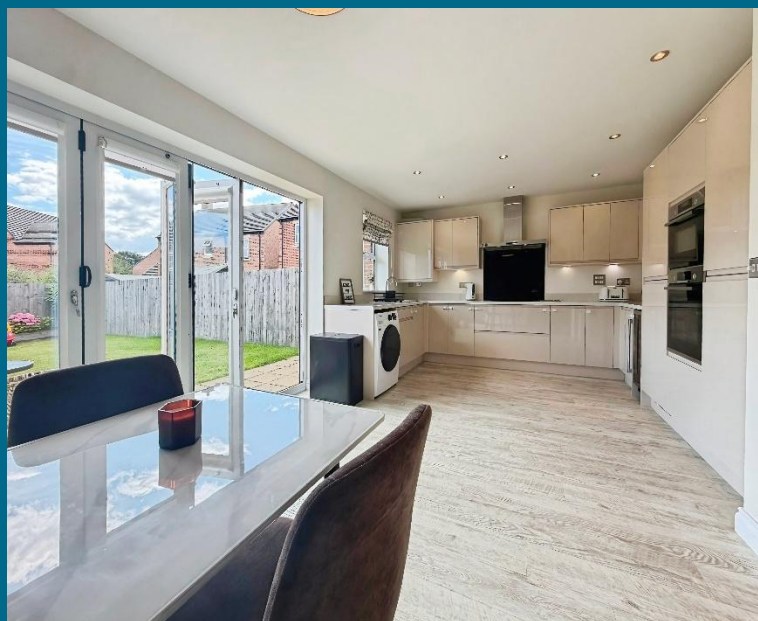
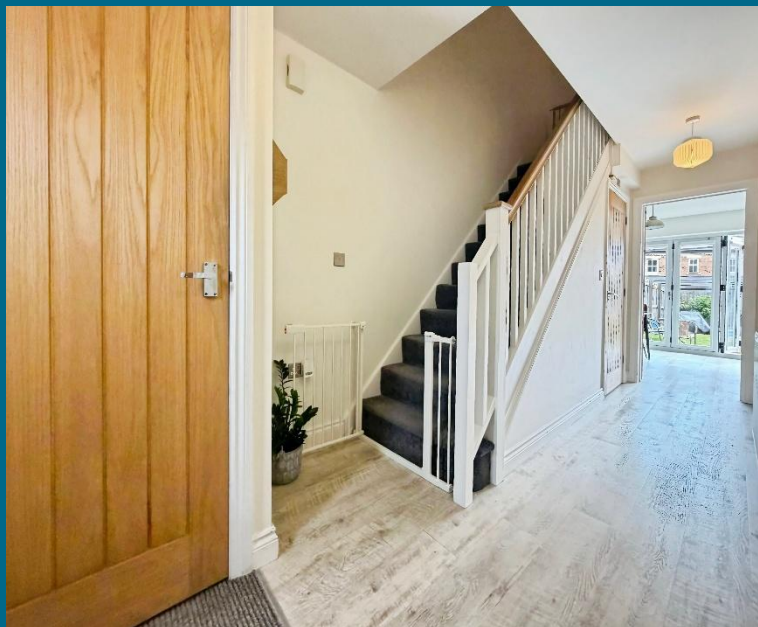
EXTERNALLY: To the front a lawned frontage and a substantial block-paved driveway extend alongside the house providing off-street parking together with access to the garage.

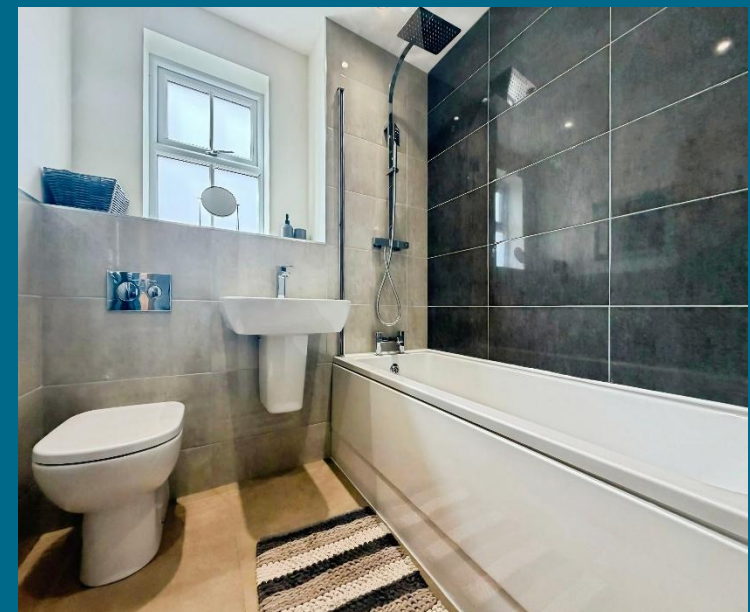
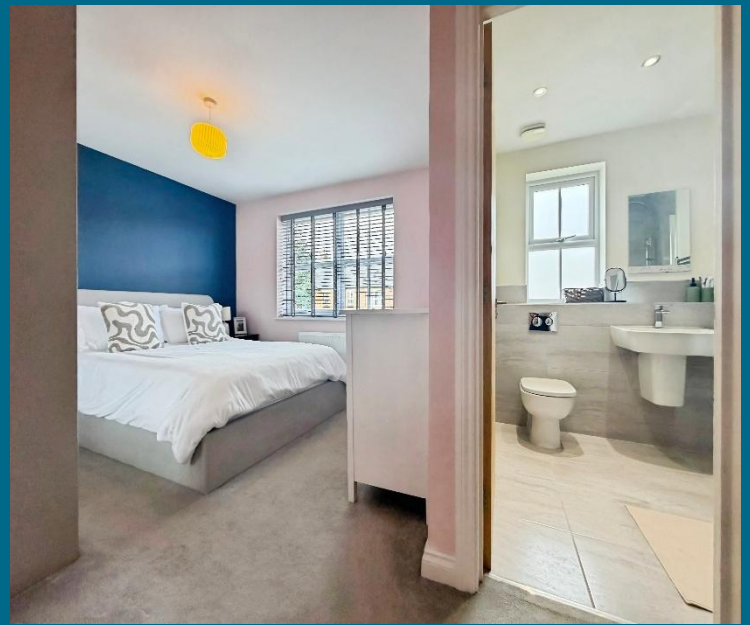
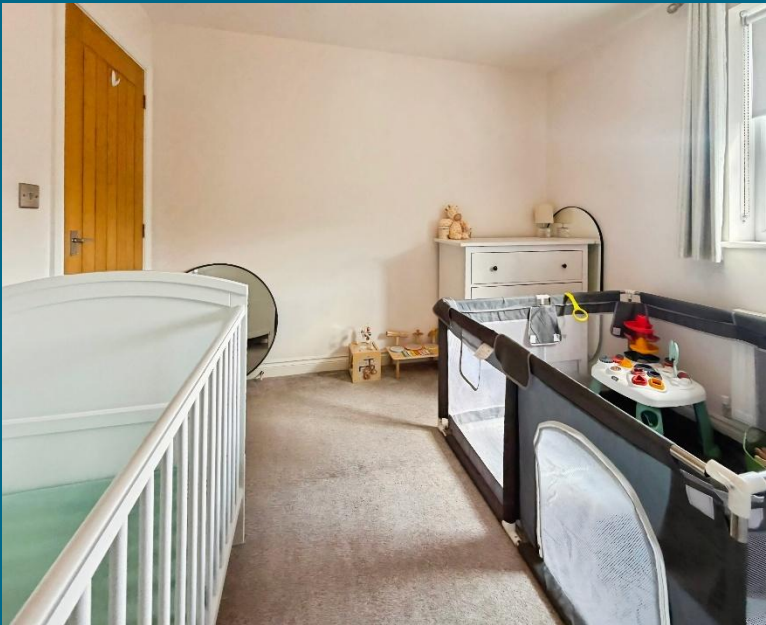
An enclosed rear garden laid predominantly to lawn with a paved patio immediately adjoining the property, creating an excellent outdoor seating and entertaining area directly accessible from the dining kitchen. Timber fencing provides enclosed boundaries, with pedestrian access into the garage.

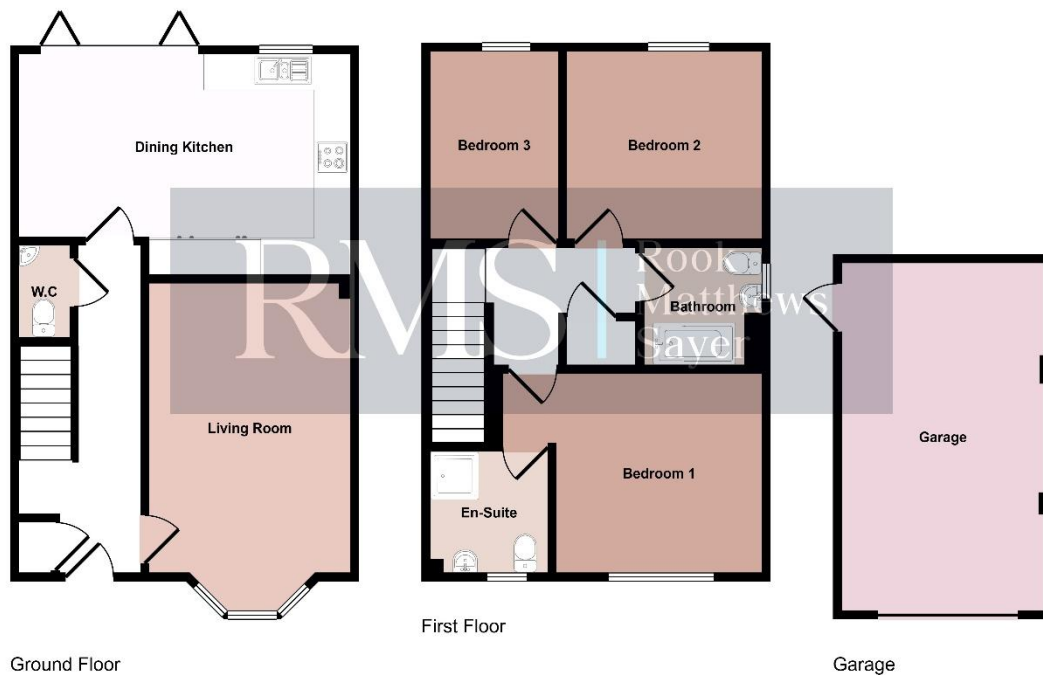
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
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
Management fee £56.77 payable to open spaces 6 monthly

COUNCIL TAX BAND: C

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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