

Jan Forster

Briardene Way | Backworth | Newcastle Upon Tyne | NE27 0GP

£399,995



4 1 2

- Exceptional Detached
- Great Location
- Four Bedrooms
- Two Bathrooms
- Utility Room
- Ground Floor WC
- Garage and Driveway
- Rear Garden
- Viewing Essential
- Call For More Information







An excellent opportunity to purchase this exceptional, four-bedroom detached family home, occupying a superb position on the ever-popular Briardene Way in Backworth. Offering spacious accommodation throughout, this lovely property is ideally suited to modern family living.

The ground floor briefly comprises an entrance porch, formal lounge and a stylish, contemporary open-plan kitchen/family room, fitted with a range of modern units, integrated appliances and impressive bi-fold doors opening onto the rear garden, creating a wonderful space for modern family living and entertaining. There is also a separate utility room and WC.

To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, together with a spacious family bathroom fitted with a modern four-piece suite.

Externally, the property enjoys a beautiful rear garden, featuring a well-maintained lawn and attractive patio seating areas, perfect for outdoor dining and relaxation. To the front, there is a paved driveway providing ample off-street parking, together with a garage.

The location offers an appealing blend of village charm, open surroundings, and excellent amenities. There are a range of local shops, cafés, and amenities nearby, with further shopping and leisure facilities at Northumberland Retail Park and Silverlink. The area is well placed for reputable schools, Northumberland Park Metro Station and excellent road links via the A19 and A1, making it ideal for commuters. The beautiful Northeast coastline and its stunning beaches are also within easy reach.

For more information and to book your viewing, please call our Gosforth sales team on 0191 236 2070.

Tenure
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band: D

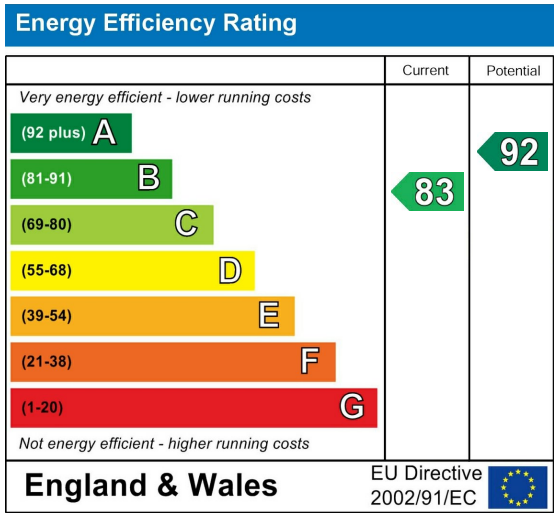




Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00.** This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.



The difference between house and home

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Contact Us: 0191 236 2070