

Tilley Lane, Backworth Park

Newcastle Upon Tyne

Offers in Region of £425,000

Tilley Lane

Backworth Park, Newcastle Upon Tyne

Alexander Hudson Estates introduce to the market this beautifully presented four-bedroom detached family home, positioned within the popular Backworth Park development, NE27. The property offers an open-plan kitchen, dining and living space, a ground floor office, an en-suite to the main bedroom, a driveway, single garage and enclosed rear garden.

The property comprises of entrance hall, ground floor WC, with stairs leading to the first floor. The living room is positioned to the front and provides a generous reception space with a bay window and electric fire. Also to the front is a separate office, providing a practical and versatile space for home working.

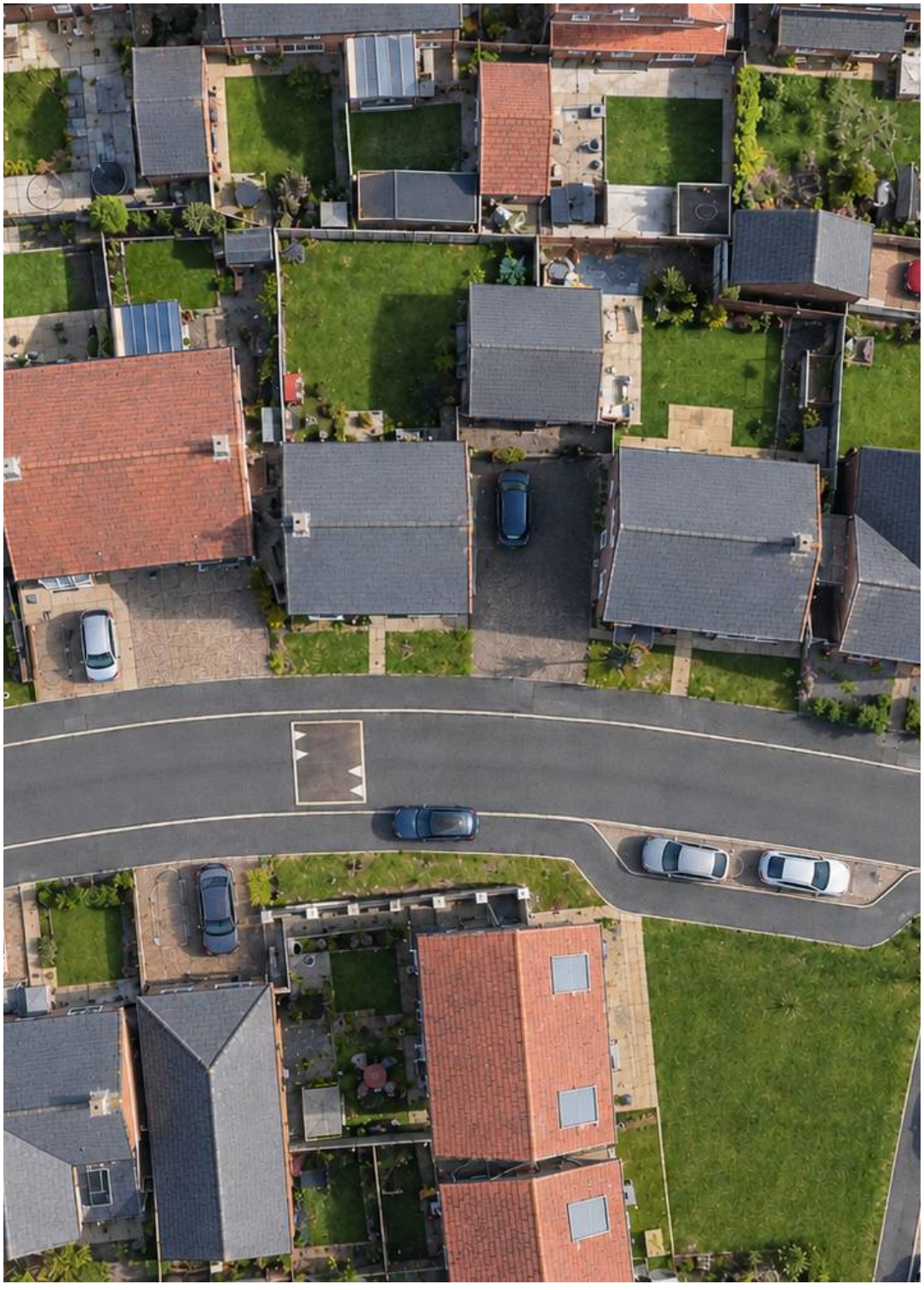
To the rear is the open-plan kitchen, dining and living room, forming the heart of the home. The kitchen is fitted with a range of handleless wall and base units, work surfaces and a glass splashback, it also benefits from the addition of a wine cooler and gas hob, while the dining and living areas offer space for family meals and relaxing, with bi-fold doors opening onto the rear garden. Tiled flooring runs throughout this space. Off the kitchen is a laundry room with additional work surface, a sink and a door to the side.

To the first floor are four bedrooms, the family bathroom and a useful storage cupboard. The main bedroom is a generous double positioned to the front of the property and benefits from an en-suite. The en-suite comprises of shower enclosure, wash hand basin and WC.

There are also a further three double bedrooms, providing excellent space for family and guests.

Luxury carpets feature throughout, adding warmth, comfort and a beautifully finished feel to the home.

Externally, the property benefits from a lawned front garden, together with a driveway to the side providing off-street parking and access to the single garage. To the rear is an enclosed garden, mainly laid to lawn with a paved patio and gated side access, providing space for outdoor dining and play.





Backworth Park is part of the historic village of Backworth, known for its mining heritage. The modern development has created a thriving residential community with contemporary homes, local shops, and leisure facilities including The Pavilion Bar & Grill, Costa Coffee, and a local retail centre. Coastal towns such as Whitley Bay and Tynemouth are a short drive away, while the A19, A1, and Northumberland Park Metro Station provide excellent commuting options. Families benefit from nearby primary and secondary schools, making Backworth Park a convenient and attractive location with a strong sense of community, just a stone's throw from the coast.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Beautifully presented four-bedroom detached family home with en-suite to the main bedroom
- Open-plan kitchen, dining and living room with bi-fold doors to the garden
- Driveway, single garage and enclosed rear garden
- Backworth Park, NE27, close to local schools and shops, Metro, the A19 and the coast within easy reach







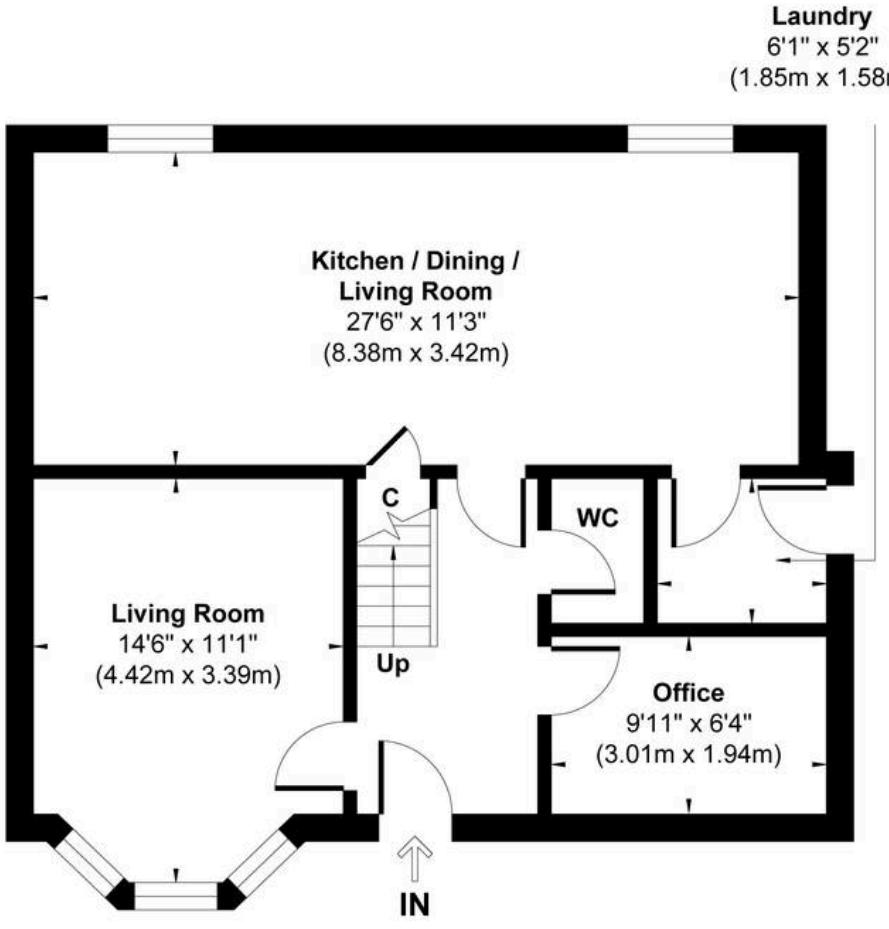

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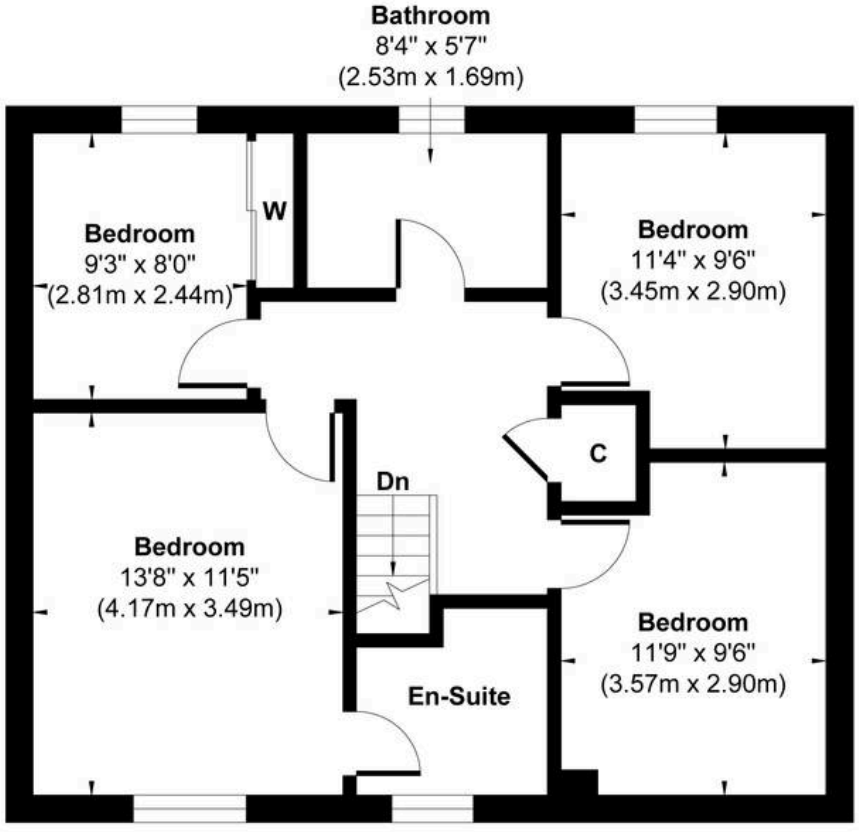





Just
Breathe







Ground Floor

Approximate Floor Area
680 sq.ft
(63.13 sq.m)

First Floor

Approximate Floor Area
676 sq.ft
(62.84 sq.m)

Approx. Gross Internal Floor Area 1356 sq. ft / 125.97 sq. m

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