# SIGNATURE

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Backworth Park Drive, Backworth NE27 0XF

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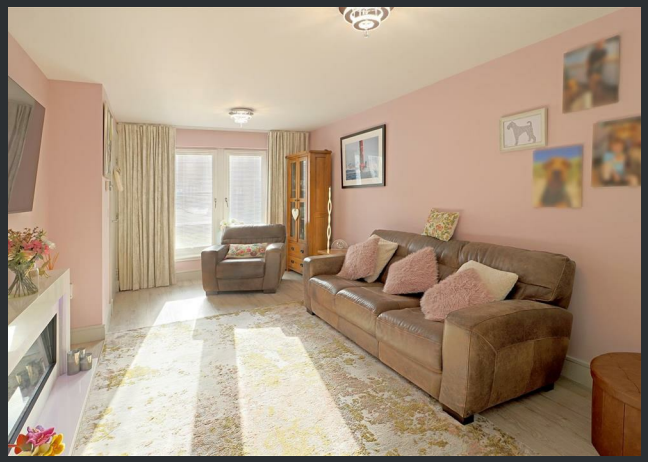
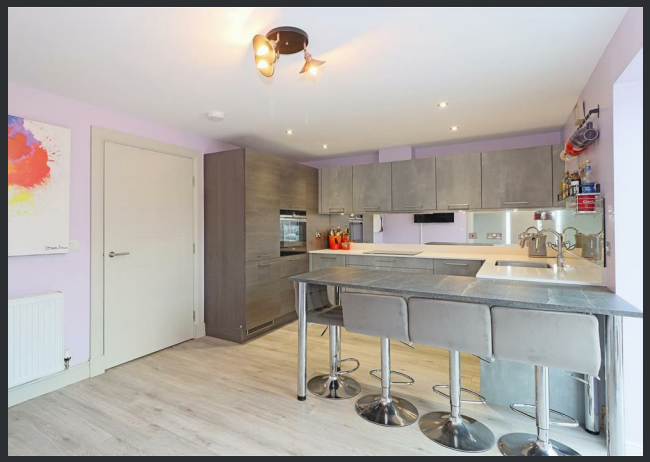
**Asking Price £425,000**





Signature North East are delighted to welcome to the market this four-bedroom detached property, situated on Backworth Park Drive within the popular residential area of Backworth. The property is ideally positioned to access a range of local amenities, including supermarkets, shops and nearby retail parks. Several schools are within easy reach, while excellent transport links, including Northumberland Park Metro station, provide connections to Newcastle city centre and the wider North Tyneside area. Nearby green spaces also offer opportunities for walking and recreation.

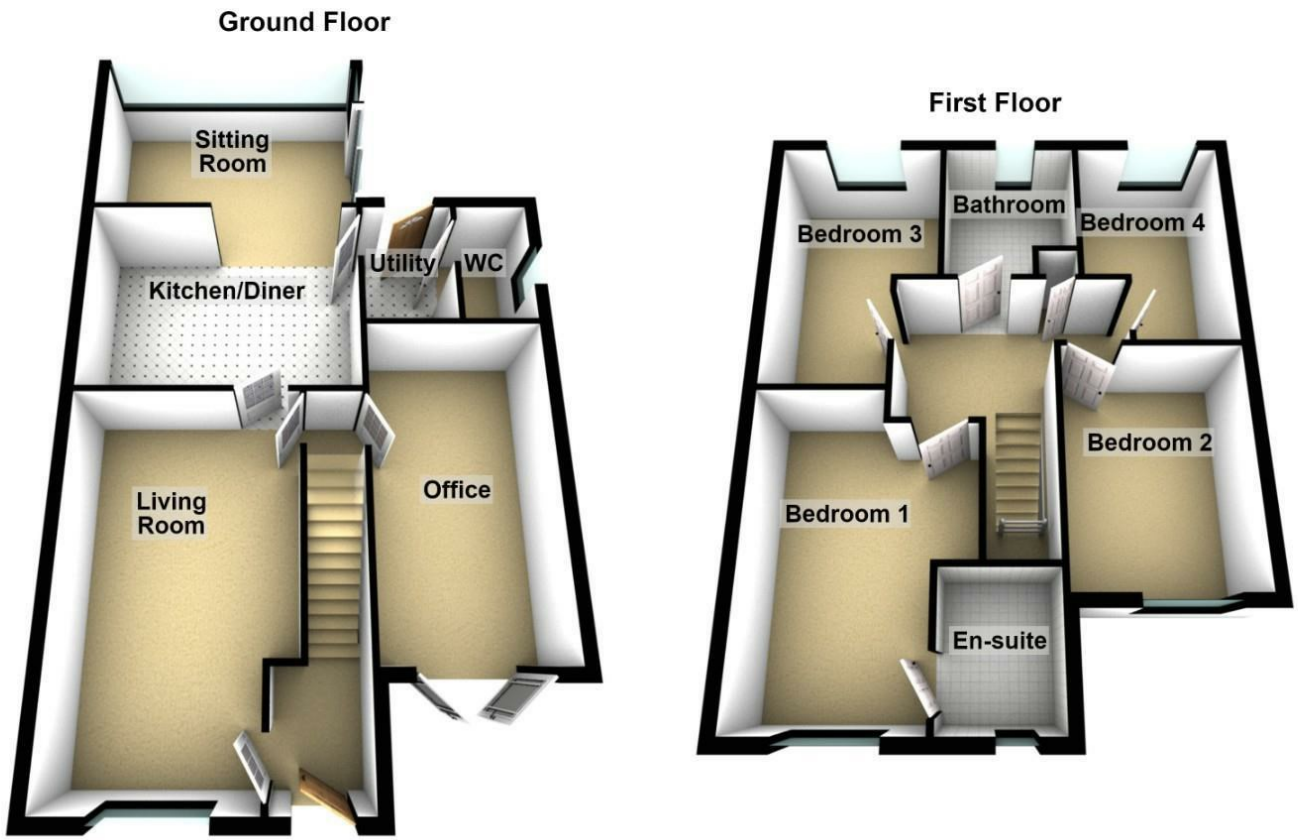
Upon entering the property, you are welcomed into a living room, offering ample room for a range of furnishings. Large windows allow natural light to fill the space, complemented by a modern fireplace as the focal point. The living room leads through to the kitchen/diner, which features a range of attractive wall and base units, sleek countertops and a breakfast bar with space for stools. Integrated appliances include an oven, hob and fridge freezer. The kitchen/diner provides access to a separate sitting room, which benefits from plenty of natural light and doors leading out to the rear garden. A utility room and downstairs W.C. add further practicality, while the ground floor is completed by a versatile office, created from the converted garage.

Continuing to the first floor, you will find four bedrooms, each offering space for a double bed and additional furnishings. The principal bedroom benefits from an en-suite comprising a shower, W.C. and hand basin. Completing the first floor is the family bathroom, fitted with a bathtub and overhead shower, hand basin and W.C.

Externally, the property boasts a rear garden featuring a generous patio area, ideal for outdoor furniture and entertaining. To the front, a driveway provides ample off-street parking, completing this spacious family home.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN




Total area: approx. 126.5 sq. metres (1362.0 sq. feet)

## Measurements:

Living Room
18'0" x 10'9"

Kitchen / Diner
10'2" x 13'9"

Sitting Room
9'2" x 13'9"

Office
16'0" x 8'6"

Bedroom One
14'9" x 8'2"

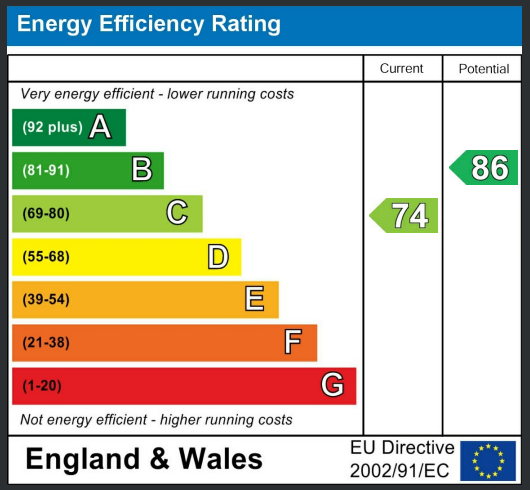
En-Suite
6'7" x 5'2"

Bedroom Two
11'5" x 8'6"

Bedroom Three
13'5" x 8'2"

Bedroom Four
11'5" x 7'2"

Bathroom
7'6" x 6'6"



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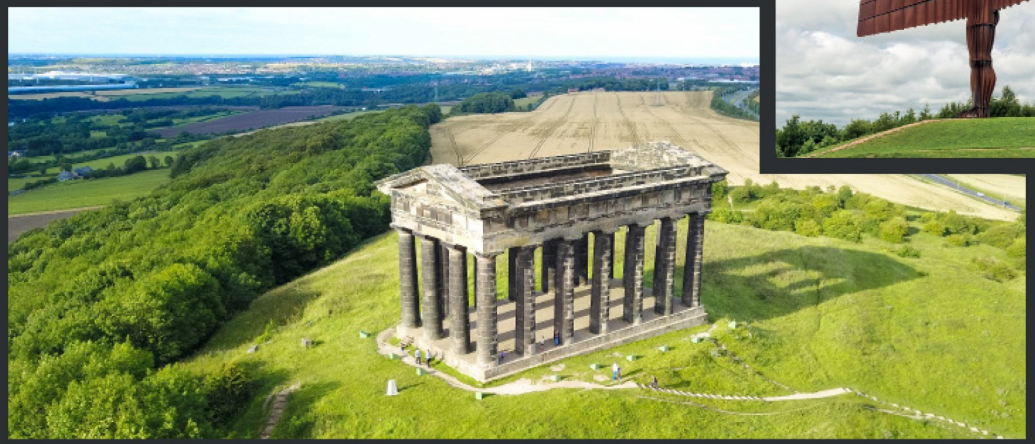

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