



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.

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**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.

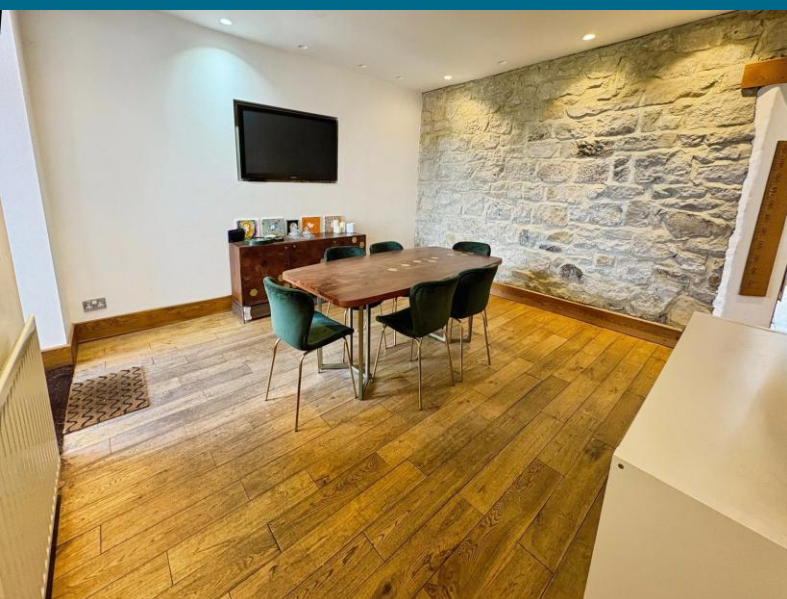
BEDROOM TWO: 13'8 x 8'8 (4.16m x 2.64m) into alcove. Featuring a double-glazed window to the front with plantation shutters, a double radiator, and a built-in cupboard.

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.

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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.

Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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.

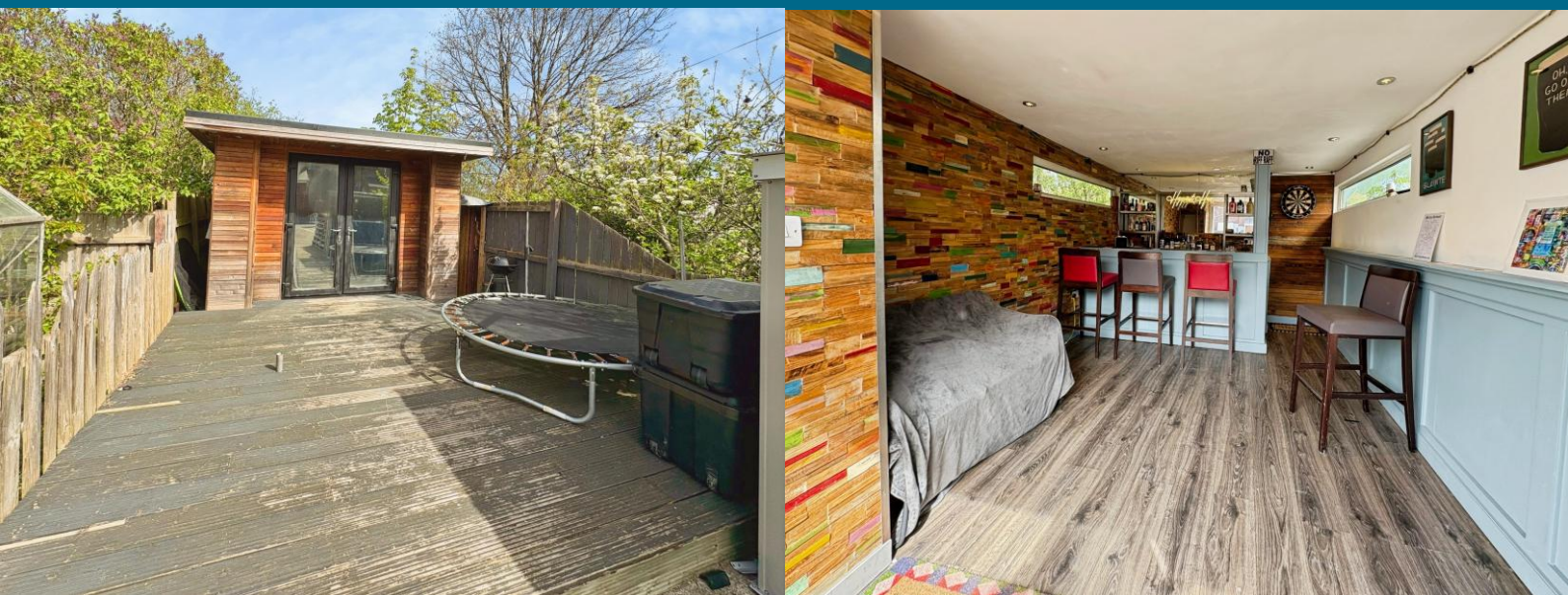
TENURE

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

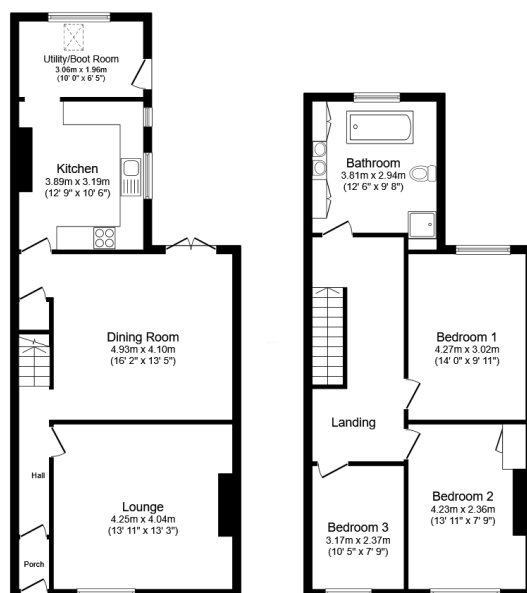
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Ground Floor
 Floor area 65.7 sq.m. (707 sq.ft.)

First Floor
 Floor area 59.4 sq.m. (639 sq.ft.)

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		

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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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