



# Alexander Hudson Estates

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Sales Particulars

# Alexander Hudson Estates

West Cottages, Backworth, NE27



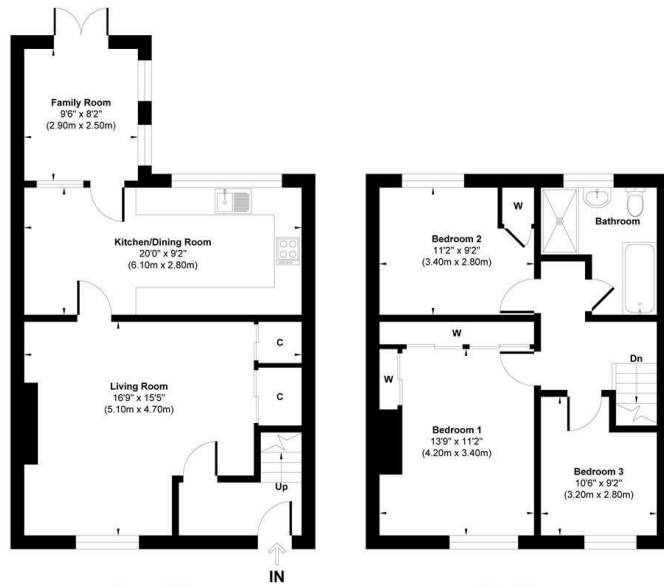
# The Property

Alexander Hudson Estates are delighted to welcome to the market this three bedroom stone-built period terrace cottage offering a perfect blend of character and modern living. Built in 1900, the property offers well-proportioned accommodation, extended to the ground floor, making it an ideal home for families and professionals alike.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and charm, featuring period details such as a traditional cast iron style fireplace, creating a cosy atmosphere for relaxation and entertaining. The extended ground floor layout enhances the living space creating an additional versatile reception room with french doors to the rear garden. Fitted kitchen/dining room including integrated appliances, whilst offering ample space for dining table and chairs. A beamed ceiling enhances the charm of this traditional home. The cottage offers three comfortable bedrooms and the well-appointed family bathroom caters to all your needs, completing the first floor accommodation. Outside, the property features a delightful garden, with artificial grass and patio area, perfect for low maintenance outdoor entertaining. The walkway frontage adds to the appeal, providing a quaint entrance that compliments the cottage's historic charm.

Backworth is a popular village located to the north of Newcastle upon Tyne, offering a pleasant balance of traditional village character and modern residential development. Benefiting from a range of local amenities, with more extensive retail and leisure facilities at the nearby Silverlink Retail Park. The area is particularly attractive to families and commuters thanks to excellent transport connections. The nearby Tyne and Wear Metro provides convenient links across the region, with stations at Northumberland Park and Shiremoor offering direct access to the city centre and the coast. Backworth also enjoys good road connections via the A19, making easy travel throughout the North East.

Freehold  
Council Tax: C  
EPC Rating: 70

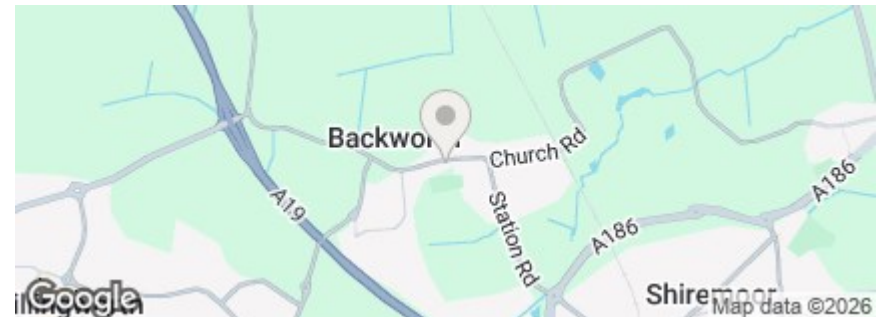


**Ground Floor**  
Approximate Floor Area  
584 sq.ft  
(54.29 sq.m)

**First Floor**  
Approximate Floor Area  
502 sq.ft  
(46.67 sq.m)

**Approx. Gross Internal Floor Area 1086 sq. ft / 100.96 sq. m**

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