



## Burn Walk Backworth

An outstanding, show home standard, semi-detached, three storey home on this prestigious development. One of the most sought after streets on the estate with a pleasant open aspect to the front, we just love the space, light and position of this semi! A delightful South/South-Easterly aspect to the garden, with patio, artificial lawn and decked patio, side gate providing access to the front, rear driveway and garage. Entrance hallway with beautiful, high gloss tiled floor, downstairs cloaks/w.c. The lounge is a superb size and is favourably positioned to the rear of the house, overlooking and opening out to the garden. Gorgeous family dining kitchen with integrated appliances. To the first floor there are three bedrooms and a luxurious, upgraded family bathroom with separate shower cubicle. Large principle bedroom to the second floor with dressing room, fully fitted with mirrored wardrobes and a stunning en-suite shower room. Just divine throughout!

# £325,000

ROOK  
MATTHEWS  
SAYER

0191 246 3666  
84 Park View, Whitley Bay NE26 2TH

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

# Burn Walk

## Backworth

Double Glazed Entrance Door into:

**ENTRANCE HALLWAY:** Turned feature staircase to the first floor, high gloss tiled floor, radiator, under-stair cupboard, door to:

**DOWNSTAIRS CLOAKS/WC.:** pedestal washbasin, low level w.c. with push button cistern, tiled splashbacks, radiator, fitted mirror, spotlights to ceiling, double glazed window

**LOUNGE:** (rear): 15'8 x 15'5, (4.78m x 4.70m), beautiful lounge overlooking and opening out to the garden area via double glazed French doors, radiator

**DINING KITCHEN:** (front): 17'1 x 8'5, (5.21m x 2.57m), stunning, upgraded family dining kitchen incorporating a range of white base, wall and drawer units, contrasting worktops, integrated double oven, microwave, induction hob, stainless steel cooker hood, one and a half bowl sink unit with hot and cold mixer taps, integrated fridge freezer, dishwasher and washing machine, high gloss tiled floor, central heating boiler, double glazed window, spotlights to ceiling, radiator

**FIRST FLOOR LANDING AREA:** turned staircase to the second floor, large airing cupboard housing hot water tank

**BEDROOM TWO:** (rear): 15'4 x 12'3, (4.67 x 3.73), double glazed window, radiator

**BEDROOM THREE:** (front): 10'4 x 8'3, (3.15m x 2.52m), radiator, double glazed window

**BEDROOM FOUR:** (front): 7'0 x 6'8, (2.13m x 2.03m), currently utilised as a dressing room by the current owners, radiator, double glazed window, laminate flooring

**FAMILY BATHROOM:** 10'1 x 8'1, (3.07m x 2.46m), a luxurious, upgraded family bathroom, beautifully presented, with bath, wall mounted, chrome recessed controls, half pedestal floating sink unit with mixer taps, low level w.c. with push button cistern, separate shower cubicle, chrome shower, radiator, high gloss tiled floor, mostly tiled walls, spotlights to ceiling, fitted mirror, radiator



SECOND FLOOR LANDING AREA: radiator, double glazed window, door to:

PRINCIPLE BEDROOM: 15'8 x 11'7, (4.78m x 3.53m), gorgeous principle bedroom with measurements into feature dormer window, radiator, storage into the eaves, door to:

DRESSING ROOM: 7'6 x 7'5, (2.29m x 2.26m), including depth of stylish, sliding mirrored wardrobes with ample hanging and storage space, high gloss tiled floor, radiator, door to:

EN-SUITE SHOWER ROOM: 8'2 x 6'8, (2.48m x 2.03m), Contemporary en-suite shower room, comprising of, shower cubicle, chrome shower, floating, half pedestal washbasin with hot and cold mixer taps, low level w.c. with push button cistern, tiled shower area and splashbacks, high gloss tiled floor, spotlights to ceiling, radiator, Velux window

EXTERNALLY: Beautiful, South/South-Easterly rear garden, with patio, feature borders, artificial lawn and decked patio, side gate providing access to the front garden, detached rear driveway and garage

## 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#

Estate Management Fee: £10 per month

**Council Tax Band: D**

**EPC Rating: B**

WB2127/AI/AI/10/10/23/V.1





**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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.

**16 Branches across the North-East**

