



Priory Avenue Backworth

An outstanding, corner sited, detached family home, located on this highly sought after modern development. Available with no onward chain, excellent transport links and local amenities nearby, including Metro, schools and shops, this recently built development is showcasing some of the finest properties of its type in the area. Boasting a corner position that allows maximum light into the property and showcasing a superb standard throughout. Entrance hallway, lounge with feature bay window, downstairs cloaks/wc., beautiful, generous family dining kitchen with central island and integrated appliances. The French doors open out to the enclosed and excellent sized rear garden and there is a separate utility room. Feature Gallery landing, four excellent sized bedrooms, the principal bedroom with luxurious en-suite shower room. The family bathroom also oozes style and elegance with a separate walk-in shower cubicle. Generous garden, block paved front driveway with EV charging point, integral garage. The property also benefits from Hive remote central heating control and we understand that the loft has pull down ladders and is partially boarded.

£375,000

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: spacious, light and airy hallway, with tiled floor, radiator, door to garage

DOWNSTAIRS CLOAKS/WC.: pedestal washbasin with hot and cold mixer taps, low level w.c. with recessed flush, half tiled walls, tiled floor, extractor fan, radiator



LOUNGE: (front): 13'3 x 12'5, (4.04m x 3.78m), with measurements into feature double glazed bay window, additional double-glazed window, radiator

DINING KITCHEN: 17'4 x 12'8, (5.28m x 3.86m), stunning family dining kitchen, stylish and elegant with double glazed French doors opening out to the rear garden. Central island five burner gas hob, stainless steel cooker hood, integrated double electric oven, wine cooler, contemporary base, wall and drawer units, integrated dishwasher, fridge and freezer, one and a half bowl sink unit with mixer taps, double glazed window, spotlights to ceiling, radiator, tiled floor, door to:



UTILITY ROOM: 6'6 x 6'1, (1.98m x 1.85m), stylish base unit and coordinating worktop, tiled floor, double glazed door out to the side garden area, single drainer sink unit with mixer taps, radiator

FIRST FLOOR LANDING AREA: feature gallery landing, double glazed window, radiator, double storage cupboard housing hot water boiler, loft access with pull down ladders, we have been advised that the loft is partially boarded



BEDROOM ONE: (front): 11'4 x 11'4, (3.45m x 3.45m), excellent sized principal bedroom with two double glazed windows, radiator, door to:

EN-SUITE SHOWER ROOM: luxurious en-suite, with large shower cubicle, chrome shower with additional forest waterfall spray, half pedestal washbasin with mixer taps, low level w.c. with recessed flush, fully tiled floor, tiled floor, spotlights to ceiling, double glazed window, chrome radiator, double glazed window

BEDROOM TWO: (dual aspect): 12'7 x 10'0, (3.84m x 3.05m), two double glazed windows, radiator

BEDROOM THREE: (front): 11'2 x 10'2, (3.40m x 3.10m), radiator, double glazed window

BEDROOM FOUR: (rear): 10'1 x 8'2, (3.07m x 2.48m), radiator, double glazed window

BATHROOM: 9'0 x 7'2, (2.74m x 2.18m), luxury bathroom, comprising of, bath with hot and cold mixer taps and shower spray, separate shower cubicle with chrome shower and additional forest waterfall spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled floor, half tiled walls, spotlights to ceiling, radiator, double glazed window

EXTERNALLY: enclosed rear garden of generous proportions, with patio, lawn, raised borders, outside tap, gated access to lawned front area with block paved driveway, integral garage and EV charging point

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

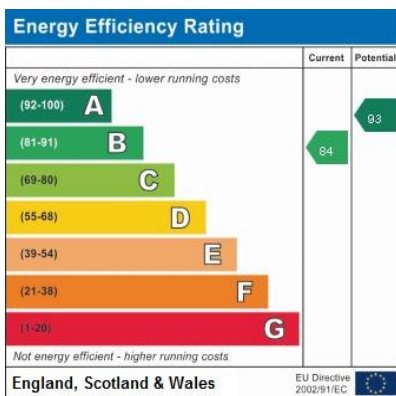
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: B

WB2245.AI.DB.19/03/2024. V.1





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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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