



Stead Cottage

Backworth Village

- End of Terrace
- Immaculate Presentation
- Spacious Living
- Three Double Bedrooms
- Two Bathrooms

£ 330,000 Offers Over



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Stead Cottage

Backworth Village

PROPERTY DESCRIPTION

Presenting for sale this immaculately presented, end of terrace property, offering a unique blend of modern living and character in the Heart of Backworth Village. Spectacular stone built conversion formally Deuchars Restaurant and Public House, which has been converted into delightful houses and apartments, this property has been recently renovated to an exceptional standard, boasting a private yard and a distinct charm that sets it apart.

The property features a spacious reception room with large windows, bathing the room in natural light and offering stunning views of the garden. The open-plan kitchen is a chef's dream, equipped with modern appliances and benefitting from an abundance of natural light. It also has ample space for dining and direct access to the peaceful private courtyard, making it perfect for alfresco dining and entertaining. There is also a separate utility room and W.C.

The property comprises three spacious double bedrooms, including a master bedroom with a luxurious en-suite bathroom. The master suite is a true sanctuary, large and inviting with an en-suite that mirrors the same level of luxury. The property boasts a further large bathroom, equipped with a free-standing bath, a rain shower, and a heated towel rail, ensuring a spa-like experience.

The property is located in a quiet and peaceful neighbourhood, with green spaces nearby and a strong local community spirit. It has local amenities within easy reach, making it an ideal home for families and couples seeking a balance of convenience and tranquillity.

In summary, this property offers a perfect blend of character, luxury and location. It promises a high standard of living with its modern amenities, unique features and its strong sense of community. Viewing is highly recommended to fully appreciate the quality this home offers. The property has been recently renovated to an exceptional standard, boasting a private yard and a distinct charm that sets it apart.

Living Room: 15'05" x 12'08" - 4.70m x 3.86m

Kitchen: 18'11" (max) x 12'08" - 5.77m x 3.86m

Utility Room: 5'01" x 8'11" - 1.55m x 2.72m

W.C.

Bedroom One: 14'07" x 13'00" - 4.45m x 3.96m

En-suite: 11'08" (max) x 4'07" - 3.56m x 1.48m

Bedroom Two: 12'00" x 12'03" - 3.66m x 3.73m

Bedroom Three: 12'01" x 7'09" - 3.68m x 2.36m

Bathroom: 9'06" x 8'04" - 2.90m x 2.54m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING

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.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 1st April 2015

Ground Rent: £[xx] per [month/annum]. Planned to increase by £[xx] every [xx] [months/years]

Service Charge: £[xx] per [month/annum]

COUNCIL TAX BAND: D

EPC RATING: B

FH00008849.SD.SD.16/10/24.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.

16 Branches across the North-East

