



Parkside View | Backworth | NE27 0GR

Offers Over: £400,000

A highly sought after, double fronted detached family home. Beautifully positioned with delightful open aspect to the front and set back accessed via a private driveway. Well-presented throughout and showcasing a generous, South-Westerly garden to the rear, perfect for outdoor living and sunny days. Impressive and spacious hallway, downstairs cloaks/w.c. Light and airy rear lounge overlooking and opening out to the garden area. Stunning family dining kitchen with gorgeous dual aspect, stylish and contemporary units and integrated appliances, separate utility room with door to the garden. Gallery style landing area accessing four double bedrooms, the principal bedroom with attractive fitted wardrobes and splendid, en-suite shower room. Fabulous family bathroom with shower. The garden is mainly lawned with patio areas, gated access to the front driveway and detached garage.

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: an impressive, light and airy hallway with feature, turned staircase up to the first floor, laminate flooring, radiator, large under-stair cupboard, door to:

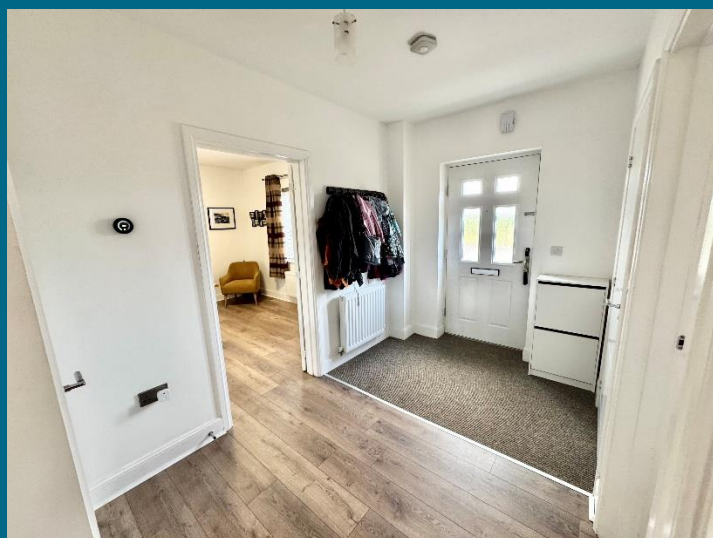
DOWNSTAIRS CLOAKS/W.C.: pedestal washbasin with mixer taps, low level w.c. with push button cistern, radiator, vinyl flooring, double glazed window

STUDY/SNUG (front): 11'4 x 8'3, (3.45m x 2.52m), including door recess, radiator, double glazed window

LOUNGE: (rear): 13'7 x 11'3, (4.15m x 3.43m), a beautifully presented, light and airy rear lounge with double glazed window and double glazed French doors opening out to the rear garden, laminate flooring, two radiators

DINING KITCHEN: (dual aspect): 22'3 x 11'4, (6.78m x 3.45m), a stunning, family dining kitchen enjoying a dual aspect with double glazed window overlooking the rear garden and double glazed window to the front. The kitchen is fitted with stylish and contemporary range of base, wall and drawer units, roll edge worktops, one and a half bowl sink unit, Quooker tap, integrated double oven, hob, cooker hood, integrated dishwasher, integrated fridge and freezer, spotlights to ceiling, two double glazed window, vinyl flooring, brick effect tiling, radiator, Myson plinth heater, dual zone nest heating system, door to:

UTILITY ROOM: (rear): 6'7 x 5'8, (2.0m x 1.73m), stylish base and wall units, roll edge worktops, single bowl sink unit with mixer taps, plumbed for automatic washing machine, contemporary flooring



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FIRST FLOOR LANDING AREA: lovely, Gallery style landing area with loft access, storage cupboards, door to:

BEDROOM ONE: (rear): 12'5 x 11'7, (3.78m x 3.53m), excluding depth of sliding wardrobes providing excellent hanging and space and drawer storage, radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM: 6'7 x 5'6, (2.0m x 1.68m), stylish en-suite showcasing, shower cubicle with chrome shower, half pedestal washbasin with mixer taps, low level w.c. with push button cistern, chrome radiator, double glazed window, spotlights to ceiling, vinyl flooring, extractor fan

BEDROOM TWO: (rear): 14'0 x 11'6, (4.27m x 3.51m), into alcoves, double glazed window, radiator

BEDROOM THREE: (front): 11'2 x 8'2, (3.40m x 2.48m), radiator, double glazed window

BEDROOM FOUR: (front): 11'6 x 8'0, (3.51m x 2.44m), radiator, double glazed window

BATHROOM: 7'3 x 5'6, (2.21m x 1.68m), contemporary bathroom, showcasing, bath with wall mounted controls and shower, floating half pedestal washbasin with mixer taps, low level w.c. with push button cistern, vinyl flooring, tiled shower area and splashbacks, spotlights to ceiling, radiator, double glazed window

EXTERNALLY: gorgeous, South-Westerly, garden, with patio, lawn and secured access back through to the front driveway, lawn and garden, outside meters

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage/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.

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
Managed Freehold
Estate Management Fee: £80 per annum

COUNCIL TAX BAND: E

EPC RATING: B

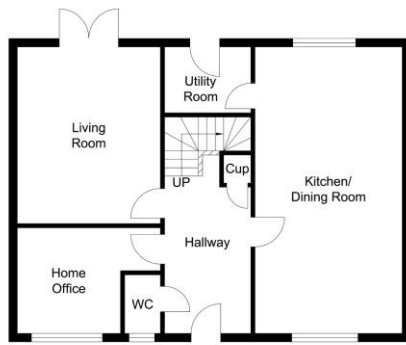
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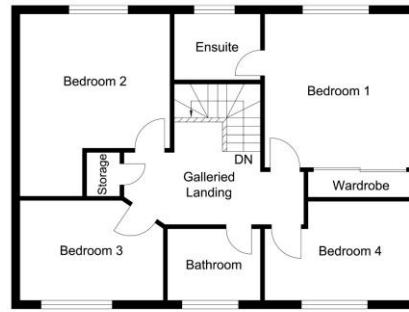
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Ground Floor



First Floor

15 Parkside View

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 2

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	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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