



Telford Close, Backworth | NE27 0JT

Asking Price: £190,000

This beautiful three-bedroom end terrace property offers accommodation that includes a cosy lounge, a kitchen with a useful utility room, two double bedrooms, and one single bedroom, providing flexible options for families or first-time buyers.

Situated in Backworth, the location is well-connected for daily necessities and family needs. Local amenities are within easy reach. Backworth benefits from proximity to Northumberland Park, a popular shopping area with a variety of retail options and cafés. For outdoor enthusiasts, there are established walking routes nearby, such as those around Backworth and Earsdon, offering green spaces for exercise and relaxation.

In terms of public transport, the property is near Northumberland Park Metro Station, approximately a 15-minute walk away, with direct services to Newcastle city centre and the coast. Metro journey times to Newcastle Central Station are around 20 minutes, making commuting straightforward for professionals or families with older children attending schools or colleges in the city.

The local area is served by reputable primary and secondary schools, supporting families looking for educational options close to home. Additionally, Backworth's location allows for easy access by car to the A19, facilitating journeys further afield.

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End-Terrace

Sought after location

Three bedrooms

EPC: TBC

Front, Side & Rear gardens

Council tax band: A

Driveway

Tenure: Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE DOOR to

HALLWAY: Staircase to first floor, radiator.

LOUNGE: 13'5 x 11'5 (4.09m x 3.48m)

UPVC double glazed window to front, radiator, laminate flooring.

KITCHEN: 13'6 x 11'7 (4.12m x 3.53m)

Fitted wall and base units incorporating a one and a half bowl sink unit with mixer tap, free standing Belling cooker, cupboard housing combination boiler, vertical radiator, UPVC French doors to rear garden.

UTILITY: 5'6 x 6'1 plus into cupboards (1.68m x 1.85m)

Fitted cupboards and work surface, space for fridge freezer, space for under bench washing machine, space for tumble dryer, space for dishwasher, UPVC double glazed window to rear, UPVC double glazed door with frosted window to rear garden.

FIRST FLOOR LANDING AREA: Access to loft

FAMILY BATHROOM: 9'2 x 6'2 (2.79m x 1.88m)

Briefly comprising: low level W.C., panelled bath with mains powered shower unit, bowl wash hand basin in vanity unit, heated towel rail, UPVC double glazed frosted window to rear.

BEDROOM TWO: (rear): 13'5 into recess x 9'8 plus into robes (4.09m x 2.95m)

Fitted wardrobes, radiator, UPVC double glazed window to rear.

BEDROOM ONE: (front): 10'8 into recess plus into robes x 11'6 (3.25m x 3.51m)

Fitted wardrobes, radiator, UPVC double glazed window to front.

BEDROOM THREE: (front): 8'10 plus into robes x 7'5 (2.69m x 2.26m)

Fitted wardrobes, radiator, UPVC double glazed window to front.

EXTERNALLY:

Front- Driveway, gravelled and paved areas with planted shrubbery, fenced boundaries.

Side- Mainly gravelled with patio area, planted shrubbery, fenced boundaries.

Rear- Mainly gravelled, decked areas, shed, summer house, fenced boundaries.

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PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: 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.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: LOW RISK

Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

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: A

EPC RATING: TBC

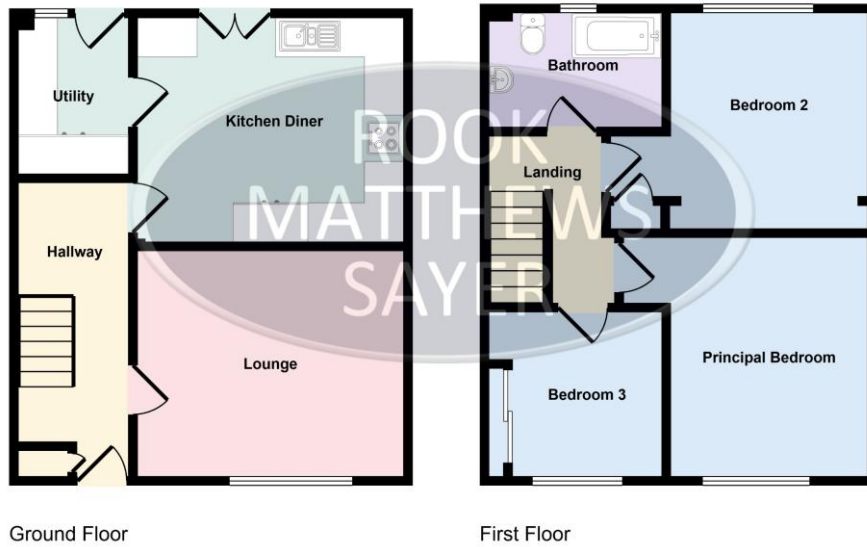
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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.

