

Estate Agents & Chartered Surveyors



**12 HOTSPUR NORTH BACKWORTH TYNE & WEAR NE27 0FZ**



- SEMI DETACHED TOWNHOUSE
- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- FOUR BEDROOMS
- REAR GARDEN

- NEW BUILD - MILLER HOMES
- POPULAR RESIDENTIAL AREA
- MASTER BEDROOM WITH DRESSING AREA AND ENSUITE
- SINGLE GARAGE AND DRIVE

**Offers Over £254,000**

# 12 HOTSPUR NORTH BACKWORTH TYNE & WEAR NE27 0FZ

\*\*\* PRICED TO SELL \*\*\* SPACIOUS SEMI DETACHED TOWN HOUSE \*\*\* FOUR BEDROOMS - MASTER WITH DRESSING AREA AND ENSUITE \*\*\* SINGLE GARAGE \*\*\*

An opportunity has arisen to purchase this well presented four bedroomed Miller Home located on the new Backworth Park development close to local amenities, superb local schools and easy access to the Coast and Newcastle via close by road links and Northumberland Park Metro. The property briefly comprises: Entrance hallway, WC, lounge and breakfasting kitchen. To the first floor there are three bedrooms and a family bathroom\WC. On the second floor there is a fantastic spacious master bedroom benefitting from an ensuite bathroom as well as dressing area. Externally there is a small town garden to the front of the property and a rear garden which is mainly laid to lawn with patio area. A single detached garage is located to the rear of the property with a driveway providing off street parking for two vehicles. The property also benefits from having the remainder of the 10 year NHBC guarantee. We highly recommend early viewing of this property to avoid disappointment.

## PROPERTY DETAILS

### GROUND FLOOR ACCOMMODATION

#### ENTRANCE HALLWAY

Laminate flooring. Central heating radiator. Stairs to first floor accommodation.



#### LOUNGE

15'5" x 15'8" (4.72 x 4.80)

Laminate flooring. Recessed down lights. uPVC double glazed windows and door to rear garden. Central heating radiator.



# 12 HOTSPUR NORTH BACKWORTH TYNE & WEAR NE27 0FZ

## KITCHEN/DINER

8'7" x 16'11" (2.62 x 5.16)

A modern kitchen fitted with a good range of wall and floor units with contrasting worktops. Integrated electric oven and gas hob with extractor over. Integrated dishwasher and washing machine. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Recessed down lights. Laminate flooring. uPVC double glazed window. Central heating radiator.



## WC

Low level WC and pedestal wash hand basin with tiled splash back. uPVC double glazed window. Central heating radiator. Central heating radiator.

## FIRST FLOOR ACCOMMODATION

### LANDING

Cupboard housing hot water tank. uPVC double glazed window.





# 12 HOTSPUR NORTH BACKWORTH TYNE & WEAR NE27 0FZ

## BEDROOM TWO

12'3" x 15'5" (3.75 x 4.72)

Built in sliding door wardrobes. uPVC double glazed window. Central heating radiator.



## BEDROOM THREE

8'1" x 10'4" (2.48 x 3.17)

uPVC double glazed window. Central heating radiator.



## BEDROOM FOUR

7'0" x 6'11" (2.15 x 2.13)

uPVC double glazed window. Central heating radiator.

## BATHROOM \ WC

10'2" x 8'1" (3.10 x 2.48)

Panelled bath. Double shower cubicle. WC. Wash hand basin. Part tiled walls. Tiled floor. Recessed down lights. Heated towel rail.



## SECOND FLOOR ACCOMMODATION

# 12 HOTSPUR NORTH BACKWORTH TYNE & WEAR NE27 0FZ

## MASTER BEDROOM

11'7" x 19'7" maximum measurements (3.54 x 5.98 maximum measurements)

Store cupboard. Separate dressing area with built in sliding door wardrobes. Access to loft space. uPVC double glazed window. Central heating radiator.



## DRESSING AREA

Built in sliding door wardrobes.



## ENSUITE

7'9" x 7'8" (2.38 x 2.35)

Double shower cubicle. WC. Wash hand basin. Part tiled walls. Tiled floor. Velux window. Heated towel rail.



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## EXTERNAL ACCOMMODATION

Externally there is a small town garden to the front of the property and a rear garden which is mainly laid to lawn with patio area. A single detached garage is located to the rear of the property with a driveway providing off street parking for two vehicles.




## TENURE

Leasehold.

## VIEWING ARRANGMENTS

By appointment only - please call 0191 2522920.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>84</b>	<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>	<b>85</b>	<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
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