

Briardene Way, Backworth, NE27

£47,500



Full Description

Alexander Hudson Estates are delighted to introduce to the market this charming and well-presented two-bedroom family home, ideally positioned within the popular and historic village of Backworth. The property offers bright, comfortable and well-proportioned accommodation throughout. Upon entering, you are welcomed into a spacious and inviting living room, providing the perfect setting for relaxing or entertaining guests. To the rear, a well-appointed kitchen offers ample space for cooking and dining, while a convenient downstairs WC adds to the practicality of the ground floor layout. The first floor comprises two generously sized bedrooms, both offering plenty of natural light and flexibility for a range of living arrangements, along with a modern family bathroom finished to a good standard. Externally, a paved driveway provides private parking for added convenience. To the rear, a bright and sunny garden creates a pleasant outdoor retreat, featuring a patio seating area ideal for al fresco dining, along with a well-maintained lawn that provides space for relaxing.

Disclaimer - This property is advertised under the shared ownership scheme and marketed at £47,500 which is deemed for 25% ownership, there is a monthly rent of £338.63 and service charge of £38.77. All potential purchasers must be approved via application to Riverside Homes via Alexander Hudson Estates. Prospective householder has lived or worked in North Tyneside for 3 years and earn no more than £80,000 per

annum. Backworth Park is part of the historic village of Backworth, known for its mining heritage. The modern development has created a thriving residential community with contemporary homes, local shops, and leisure facilities including The Pavilion Bar & Grill, Costa Coffee, and a local retail centre. Coastal towns such as Whitley Bay and Tynemouth are a short drive away, while the A19, A1, and Northumberland Park Metro Station provide excellent commuting options

Disclaimer

At Alexander Hudson Estates, we take great care to ensure our marketing is accurate, clear, and transparent. These particulars are intended as a guide only and do not form part of any offer or contract.

All descriptions, images, floor plans, and measurements are provided in good faith but should not be relied upon as statements of fact. Interested parties are advised to carry out their own due diligence and satisfy themselves as to the accuracy of the information provided.

Features

- Within walking distance to local Schools, amenities and transport links.
- Allocated parking and driveway offering ample parking.
- Two bedroom family home, offered to the market at 25% ownership, with a monthly rental on the remaining 75% of £338.63.
- Bright and airy space downstairs living with additional WC for added convenience.

Contact Us

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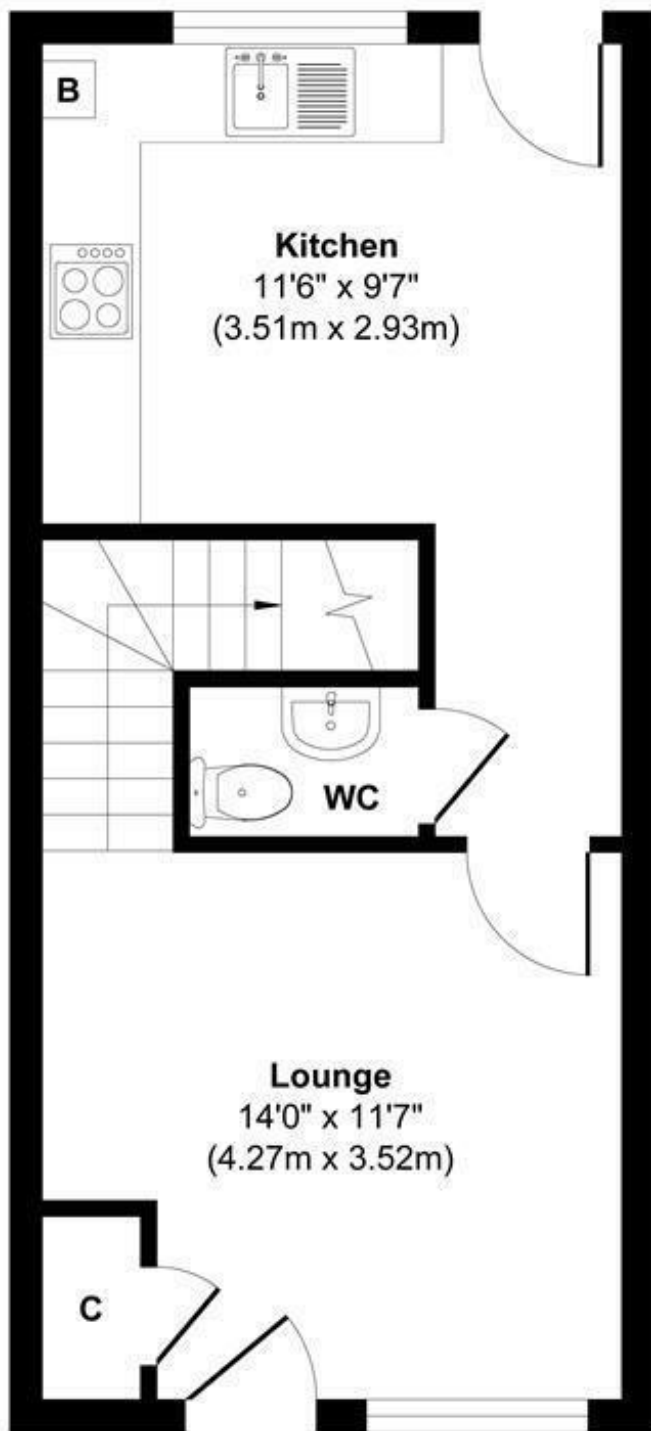




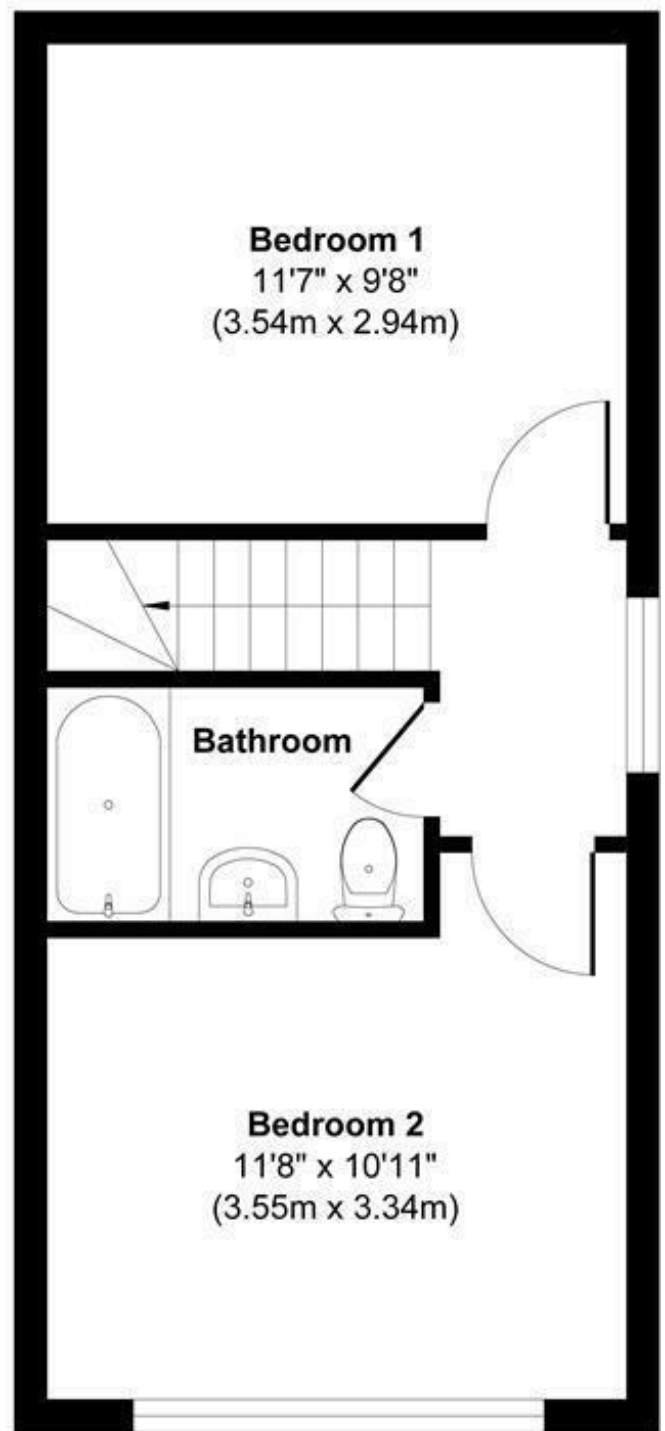
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	82	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	85	98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC





Ground Floor
Approximate Floor Area
315 sq. ft
(29.31 sq. m)



First Floor
Approximate Floor Area
315 sq. ft
(29.31 sq. m)

Approx. Gross Internal Floor Area 630 sq. ft / 58.62 sq. m

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