

# Briardene Way, Backworth Park, NE27

Guide Price £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

## Features

- 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.
- Allocated parking and driveway offering ample parking.
- Within walking distance to local Schools, amenities and transport links.

## Contact Us

### Alexander Hudson

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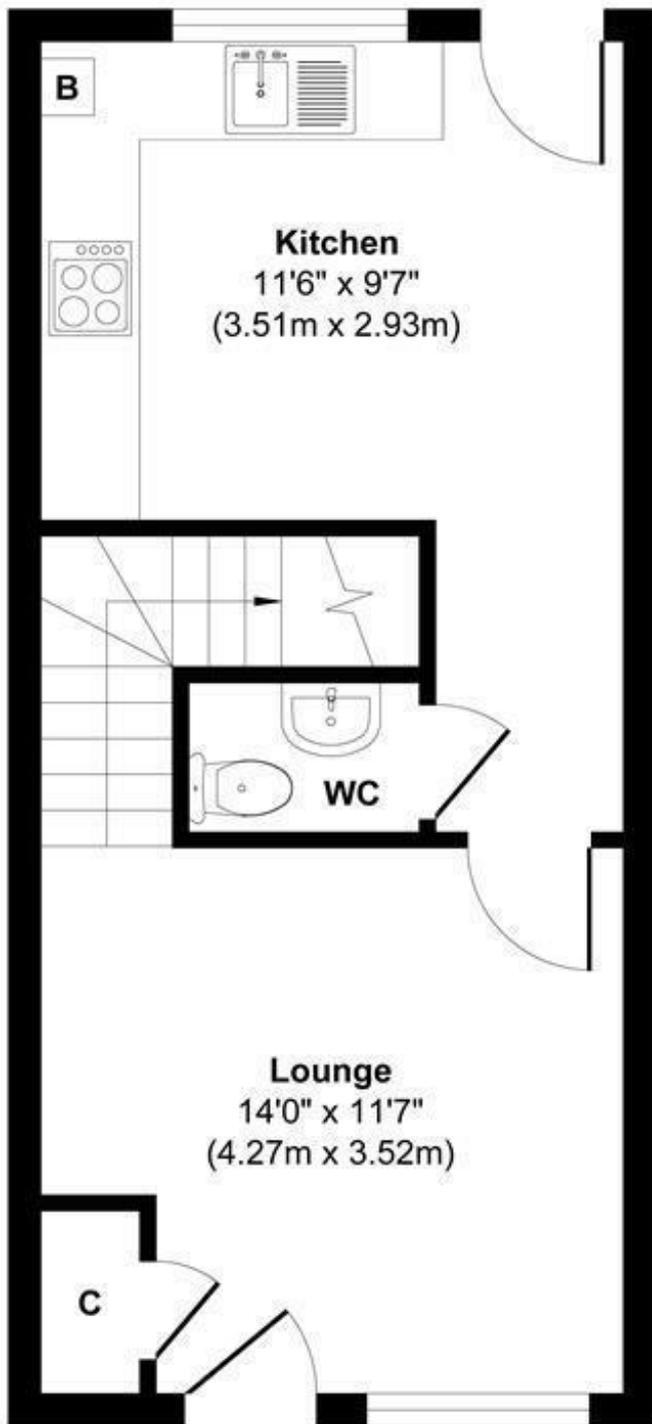




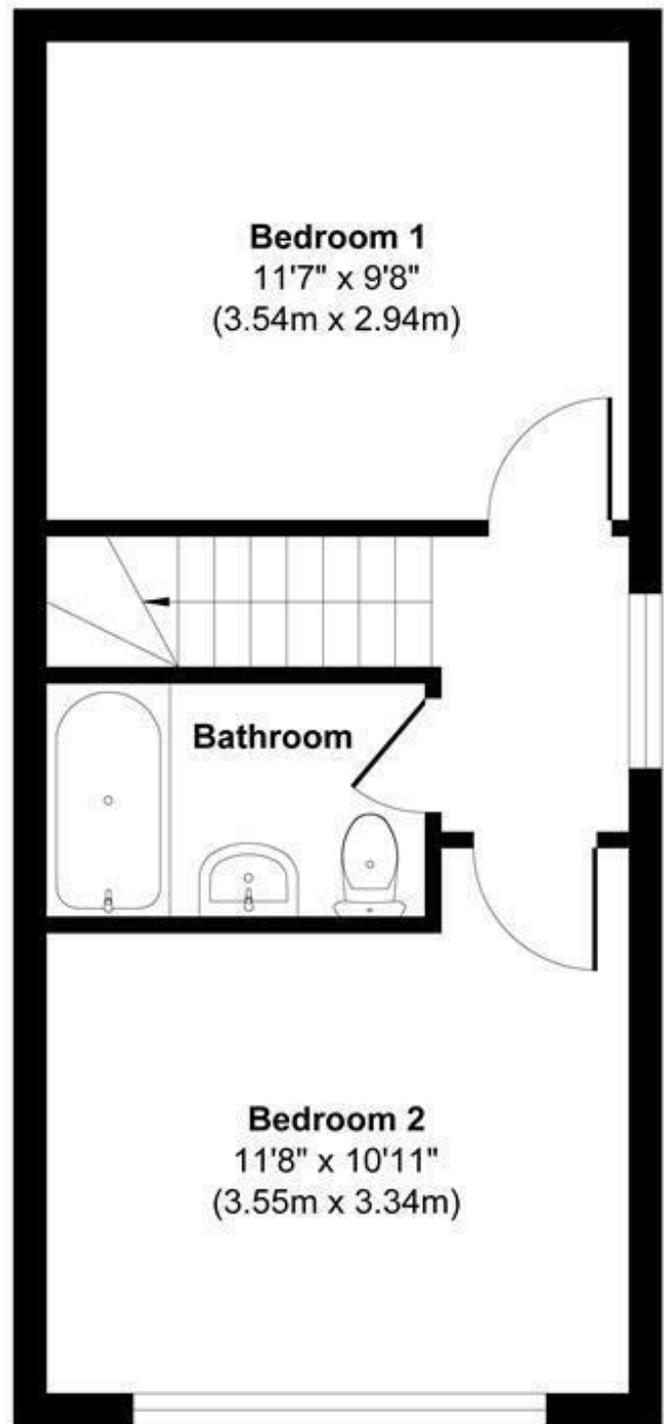
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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