

Hotspur North, Backworth, NE27

OO £270,000



Full Description

Alexander Hudson Estates are delighted to introduce to the market this immaculately presented three bedroom detached family home, ideally positioned within a popular residential development and offering well-balanced accommodation throughout.

The property is accessed via a welcoming entrance hallway, leading into a bright and spacious living room positioned to the front of the home. Thoughtfully designed for modern family living, the ground floor also benefits from a convenient WC and a stylish kitchen/dining room to the rear. Featuring contemporary cabinetry, generous worktop space and ample room for family dining, this impressive space is perfectly suited to both everyday living and entertaining. French doors open directly onto the rear garden, allowing natural light to fill the room and creating a seamless connection between the indoor and outdoor spaces.

To the first floor, the property provides three well-proportioned bedrooms. The principal bedroom offers comfortable accommodation, while the additional bedrooms provide excellent versatility for growing families, guest accommodation or those working from home. Completing the first floor is a beautifully appointed family bathroom fitted with a modern suite and

finished to a high standard.

Externally, the property enjoys a private and enclosed rear garden, predominantly laid to lawn with a paved seating area, creating an ideal space for outdoor dining, entertaining and family enjoyment.

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

- Immaculate three bedroom detached family home.
- Stylish kitchen/dining Room with french doors to the rear garden.
- Private, sunny south-facing landscaped rear garden with driveway parking.
- Within walking distance to local Schools, amenities and transport links.

Contact Us

Alexander Hudson

The Printworks, 20 Arrow Close
Killingworth
Newcastle Upon Tyne
NE12 6QN

T: 0191 268 7433

E: sales@alexanderhudson.co.uk



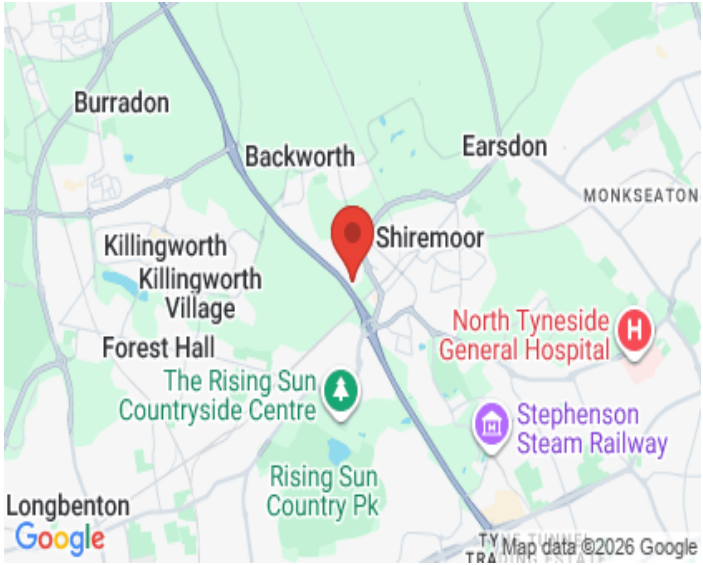


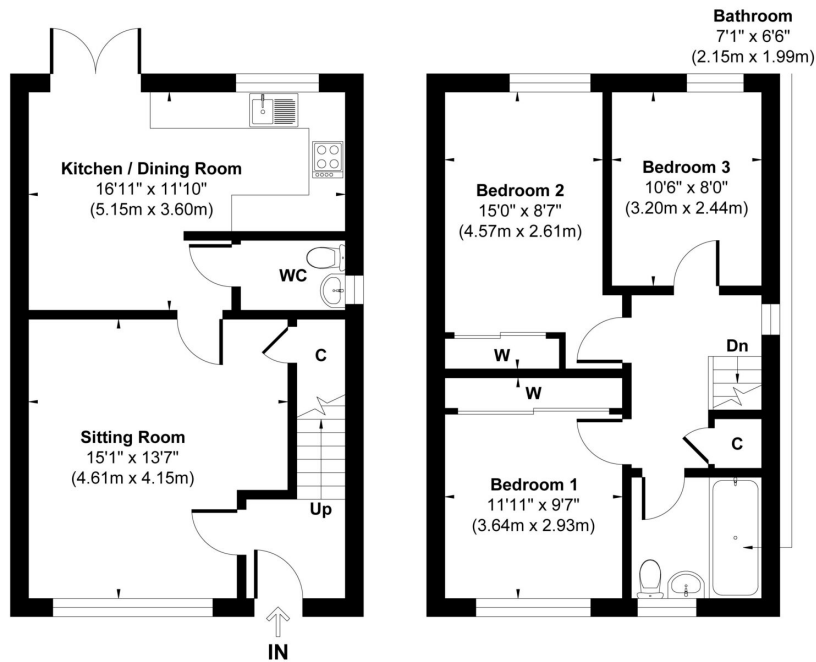




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		114
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		113
(81-91) B	85	
(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
470 sq.ft
(43.69 sq.m)

First Floor
Approximate Floor Area
470 sq.ft
(43.69 sq.m)

Approx. Gross Internal Floor Area 940 sq. ft / 87.38 sq. m

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited. All rights reserved for Alexander Hudson Estates