



18 Fairway Lane, Backworth
Newcastle Upon Tyne

In Excess of £500,000

18 Fairway Lane

Backworth, Newcastle Upon Tyne

Alexander Hudson Estates introduce to the market this five bedroom, three bathroom detached family home, positioned on Fairway Lane within the popular Backworth Park development, NE27. Sitting just off a pleasant grassed area, the property offers generously proportioned accommodation across three reception rooms, together with an integral garage, private driveway and enclosed rear garden.

The property briefly comprises of immaculate entrance hall providing access to the principal ground floor accommodation, the living room is positioned towards the front of the property and provides a comfortable reception space with shutter blinds and pendant lighting, ideal for everyday relaxing or entertaining. A further sitting room, finished with herringbone wood flooring and a feature wallpaper wall, offers a second reception space, currently used as a family snug and giving flexibility for a growing household.

To the rear, the kitchen, dining and family space is arranged open plan, creating the heart of the home. The kitchen is fitted with a range of gloss units, work surfaces and integrated appliances around a central island with breakfast bar seating, while the adjoining dining and family area benefits from bi-fold doors opening directly onto the rear garden.

A separate utility room provides additional storage and space for laundry appliances, together with a downstairs WC.

To the first floor, the principal bedroom benefits from built-in wardrobe storage, feature wallpaper and an en-suite shower room. Two further bedrooms are currently used as children's rooms, while a fourth provides a further comfortable double. The fifth bedroom is currently utilised as a home office, offering flexibility for those working from home. The family bathroom comprises of bath, wash hand basin and WC.

Externally, the property benefits from a private driveway providing off-street parking and access to the integral garage. To the rear is a large, sunny garden combining a lawned area, raised decking and a paved patio, offering plenty of space for outdoor seating and entertaining.

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. Families benefit from nearby primary and secondary schools, making Backworth Park a convenient and attractive location with a strong sense of community, just a stone's throw





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Council Tax band: E

Tenure: Freehold

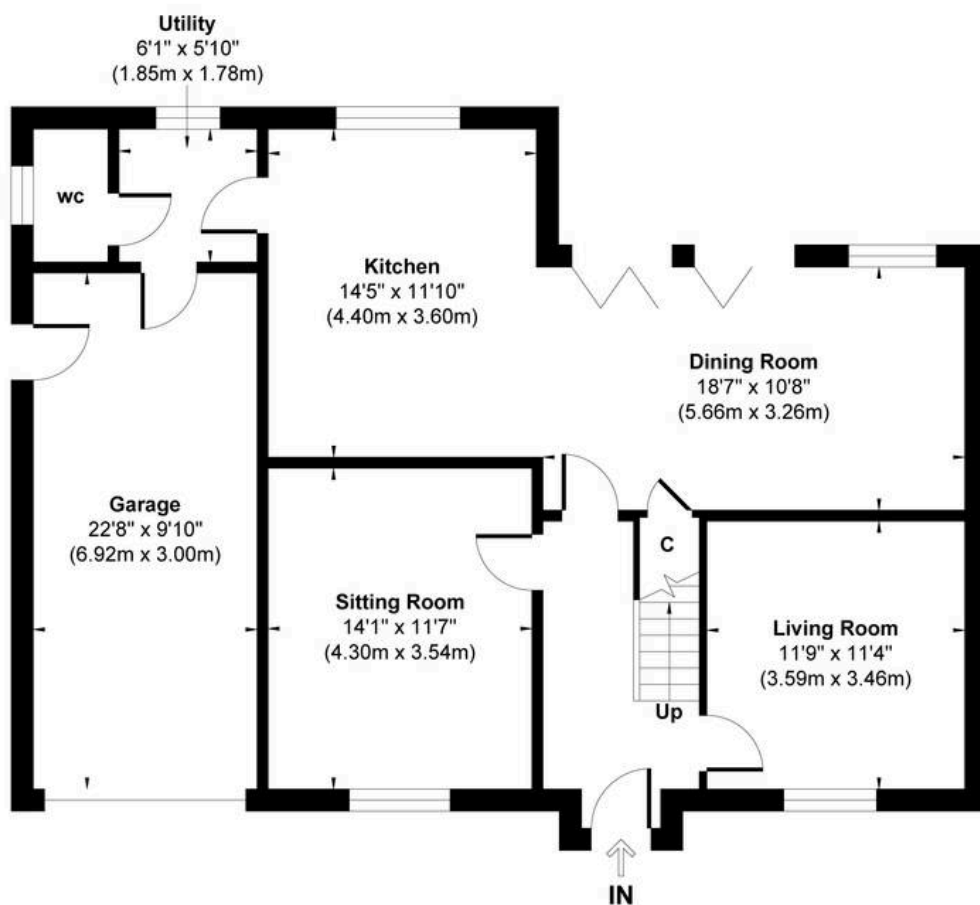
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

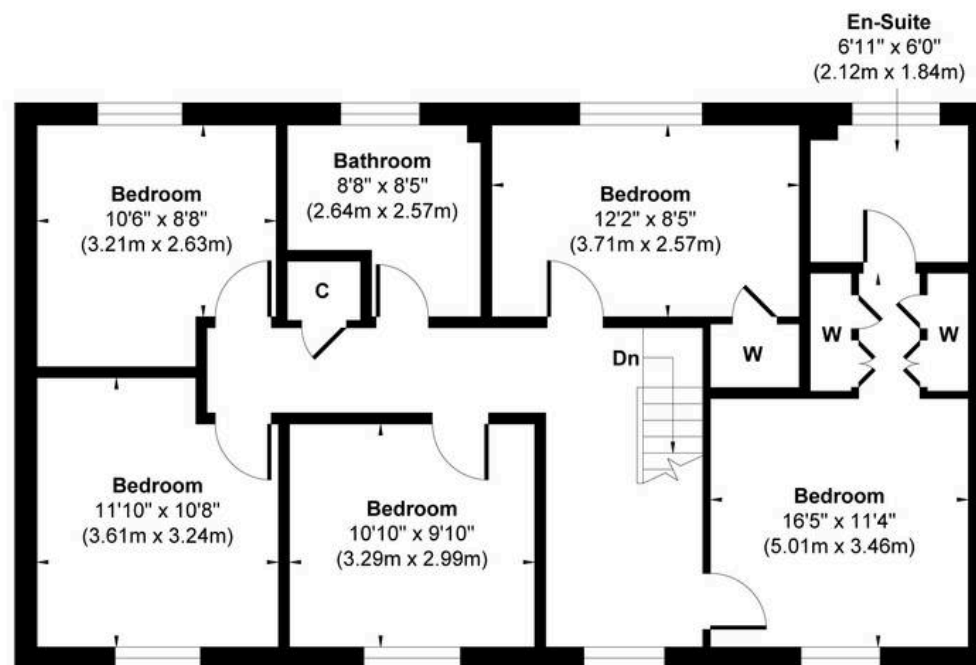
- Five bedroom, three bathroom detached family home.
- Open plan kitchen, dining and family space with bi-fold doors to the garden.
- Large, sunny rear garden with raised decking and patio.
- Ideally situated close to local amenities and transport links.







Ground Floor
Approximate Floor Area
1076 sq.ft
(99.99 sq.m)



First Floor
Approximate Floor Area
942 sq.ft
(87.50 sq.m)

Approx. Gross Internal Floor Area 2018 sq. ft / 187.49 sq. m

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