



Tilley Lane, Backworth Park
Newcastle Upon Tyne

Offers in Region of £425,000

Tilley Lane

Backworth Park, Newcastle Upon Tyne

Alexander Hudson Estates introduce to the market this well-presented four-bedroom detached family home, positioned within the popular Backworth Park development, NE27. The property offers an open-plan kitchen and living space, a ground floor office, an en-suite to the principal bedroom, a driveway, single garage and enclosed rear garden.

The property briefly comprises of entrance hall, ground floor WC and storage cupboard, together with stairs leading to the first floor. The living room is positioned to the front and provides a generous reception space with a bay window and media wall with electric fire. Also to the front is a separate office, providing a practical space for home working.

To the rear is the open-plan kitchen, dining and living room, forming the main hub of the home. The kitchen is fitted with a range of handleless wall and base units, work surfaces and a glass splashback, while the dining and living areas offer space for family meals and relaxing, with bi-fold doors opening onto the rear garden. Tiled flooring runs throughout this space. Off the kitchen is a laundry room with additional work surface, a sink and a door to the side.

To the first floor are four bedrooms, the family bathroom and a storage cupboard. The principal bedroom is a generous double to the front with an en-suite shower room. Bedrooms two and three are both comfortable doubles, while the fourth bedroom benefits from a built-in wardrobe.

The en-suite comprises of shower enclosure, wash hand basin and WC.

Externally, the property benefits from a lawned front garden, together with a driveway to the side providing off-street parking and access to the single garage. To the rear is an enclosed garden, mainly laid to lawn with a paved patio and gated side access, providing space for outdoor dining and play.

With four bedrooms, an en-suite, open-plan living, a ground floor office, off-street parking, a single garage and an enclosed rear garden, this is a well-rounded family home within Backworth Park.





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 from the coast.

Council Tax band: D

Tenure: Freehold

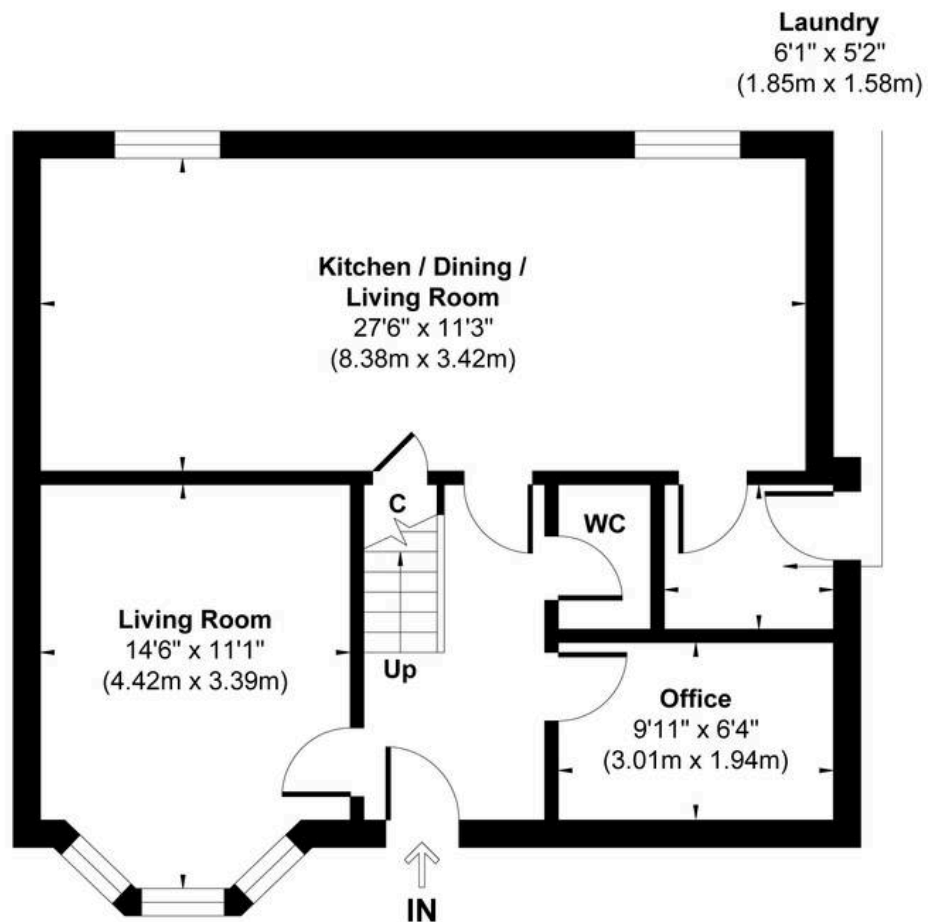
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

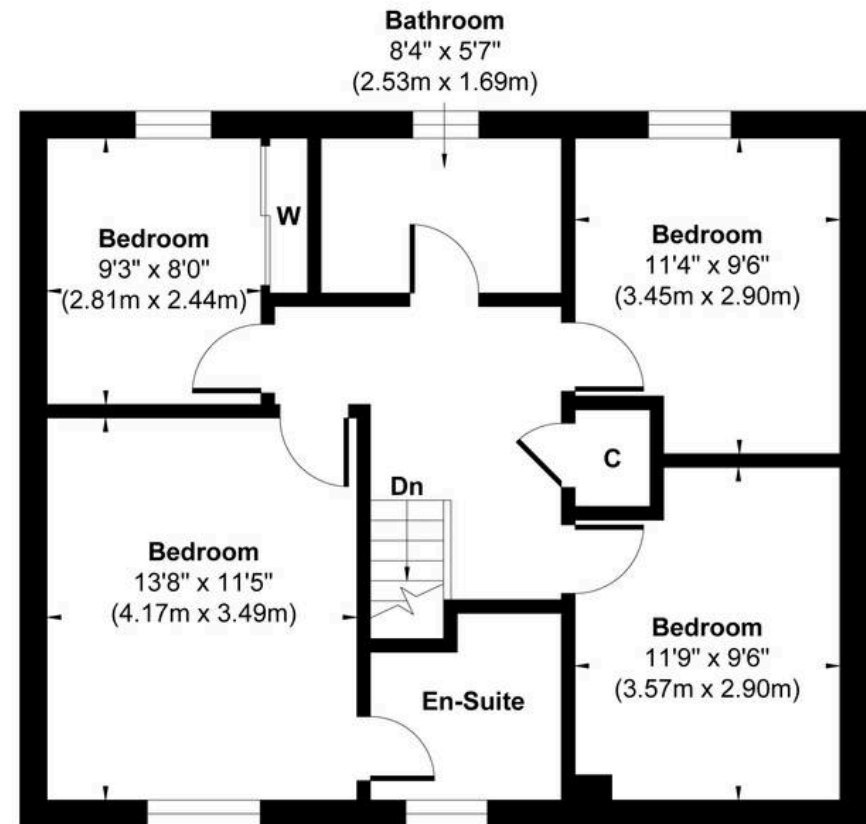
- Well-presented four-bedroom detached family home with en-suite to the principal bedroom
- Open-plan kitchen, dining and living room with bi-fold doors to the garden
- Driveway, single garage and enclosed rear garden
- Backworth Park, NE27, close to local schools and shops, Metro, the A19 and the coast within easy reach







Ground Floor
Approximate Floor Area
680 sq.ft
(63.13 sq.m)



First Floor
Approximate Floor Area
676 sq.ft
(62.84 sq.m)

Approx. Gross Internal Floor Area 1356 sq. ft / 125.97 sq. m

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