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CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

East Farm Mews

BACKWORTH, NEWCASTLE UPON TYNE, NE27 0FB

OFFERS OVER

£450,000

5 BEDROOMS · 3 BATHROOMS · 2 RECEPTIONS

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THE PROPERTY

East Farm Mews, Backworth

OFFERS OVER £450,000 · FREEHOLD

Signature North East are delighted to welcome this impressive five bedroom semi-detached property to the market, ideally located within a quiet development in Backworth. This attractive home offers generous living space across three floors and is perfectly positioned for a range of buyers. The area benefits from excellent transport links, including nearby Metro stations and major road networks, providing easy access to Newcastle city centre and the wider Tyneside region, ideal for commuters. Well-regarded schools are within close proximity, along with excellent outdoor amenities, including Backworth Golf Course which is situated within the village and just a short walk from the property. There are also extensive waggonways on the doorstep, extending west through surrounding fields and woodland, ideal for walking and cycling.

The property also benefits from a highly efficient solar energy system, comprising 13 roof-mounted panels and a 6kW battery. For around eight months of the year, the solar installation provides the majority of the home's electricity. The battery further enhances efficiency by storing excess energy for evening use and can also be charged overnight on lower tariffs to power the home during more expensive daytime periods.

Upon entering, you are welcomed into a central hallway with access to a convenient W.C. The spacious living room provides ample space for a variety of furnishings, with elegant French doors allowing plenty of natural light and leading out to the rear garden. A log burner, installed just last year, adds a cosy focal point to the room.





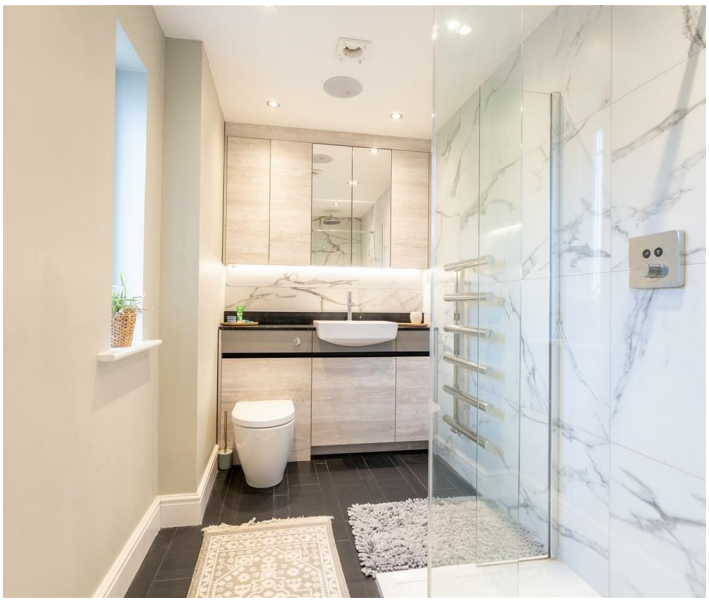
KEY FEATURES

- Five-bedroom semi-detached home spread across three floors in a quiet Backworth development
- Excellent transport links with nearby Metro stations & easy access to Newcastle and Tyneside
- Energy-efficient solar system with 13 panels & 6kW battery
- Recently installed log burner
- Modern open-plan kitchen/dining space with island, integrated appliances & separate utility room
- Generous outdoor space with rear garden, patio/decking
- Large driveway for multiple vehicles

- Council Tax Band D
- EPC Rating C







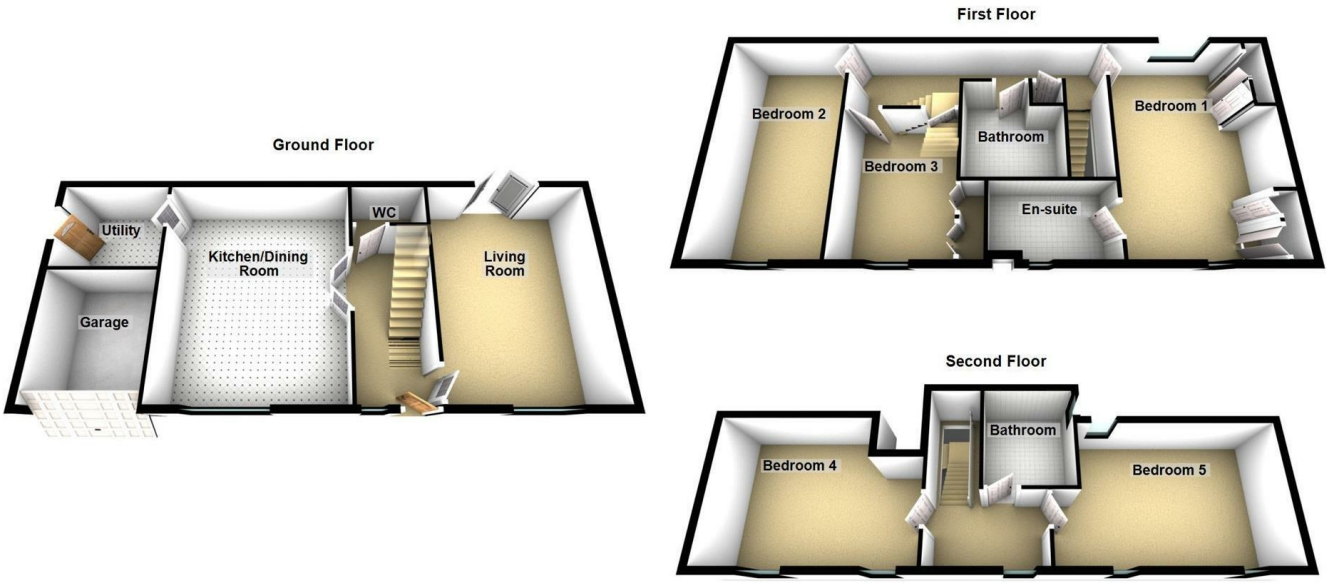




ACCOMMODATION

Room Dimensions

FLOOR PLAN



Total area: approx. 207.5 sq. metres (2233.8 sq. feet)

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