



36 Backworth Park Drive, Backworth
Newcastle Upon Tyne

Offers Over £425,000

36 Backworth Park Drive

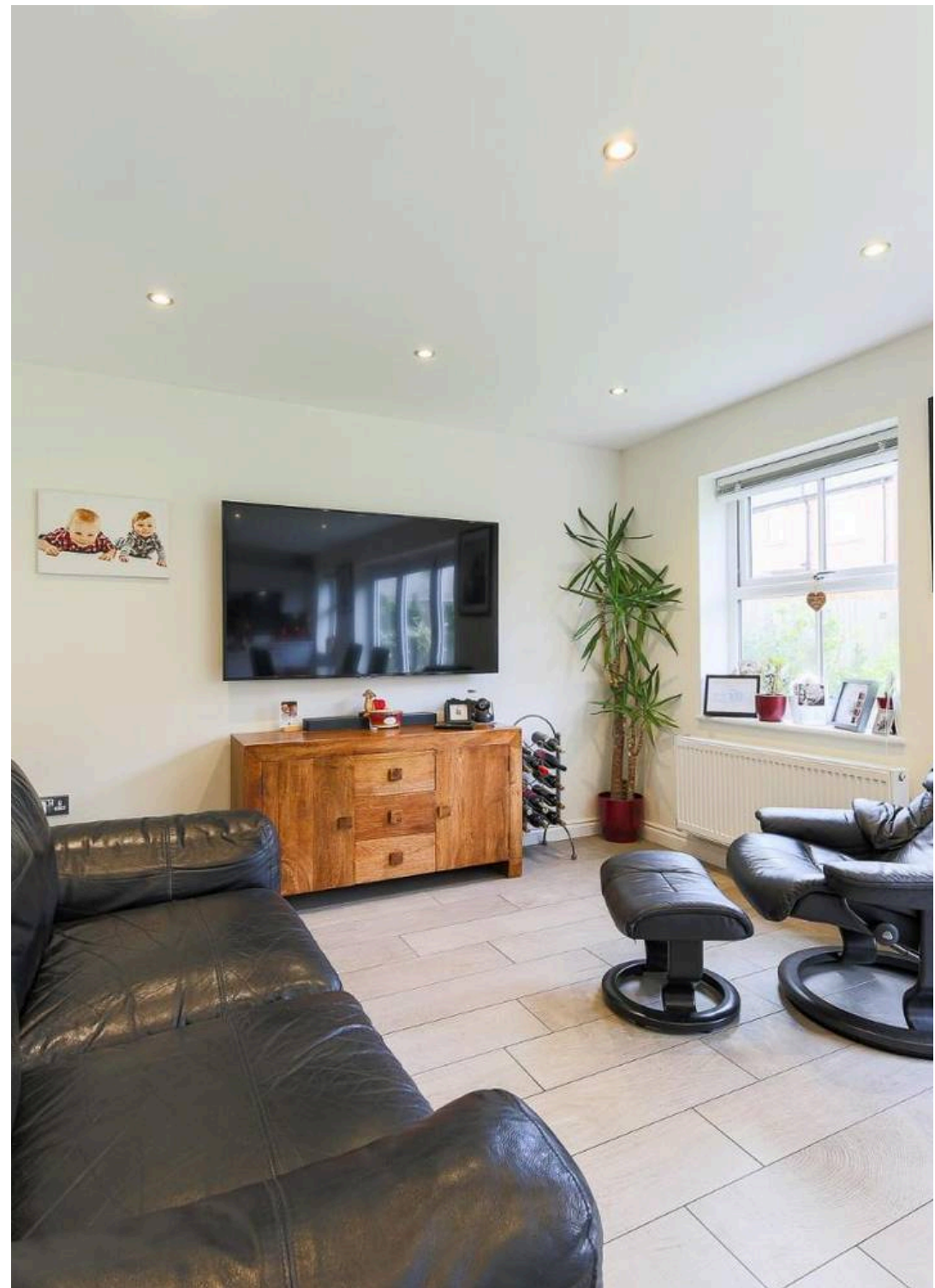
Backworth, Newcastle Upon Tyne

Alexander Hudson Estates are delighted to present this spacious four bedroom detached family home, offering generous accommodation across two floors.

Upon entering, you are welcomed into a central hallway leading through to a well proportioned living room positioned to the front of the property. To the rear, an impressive open plan kitchen / family room provides a fantastic space for modern living and entertaining, featuring contemporary fittings, a central island and large patio doors opening out to the rear garden. This space is further complemented by a separate utility room and convenient downstairs WC. The integral garage offers additional storage or parking.

The first floor hosts four well sized bedrooms, including two bedrooms benefiting from en-suite facilities, alongside a stylish family bathroom serving the remaining accommodation. Externally, the property benefits from a south-facing enclosed rear garden, mainly laid to lawn with patio seating areas creating an ideal space for outdoor dining and entertaining. A driveway to the front provides off-street parking for two vehicles.

Ideally located, the property is just a short drive from Silverlink Retail Park, offering a wide range of shops, restaurants, and leisure facilities, including a cinema. Additional amenities can be found at nearby Northumberland Park, which also hosts a popular local restaurant and bar. Families will appreciate the proximity to well-regarded schools, including Holystone Primary School and Backworth Park Primary School, both within walking distance. Excellent transport links are also close by, including Northumberland Park Metro Station (just a 15-minute walk), the A19, and A1, providing easy access to Newcastle City Centre, the coast, and Newcastle Airport.





Council Tax band: E

Tenure: Freehold

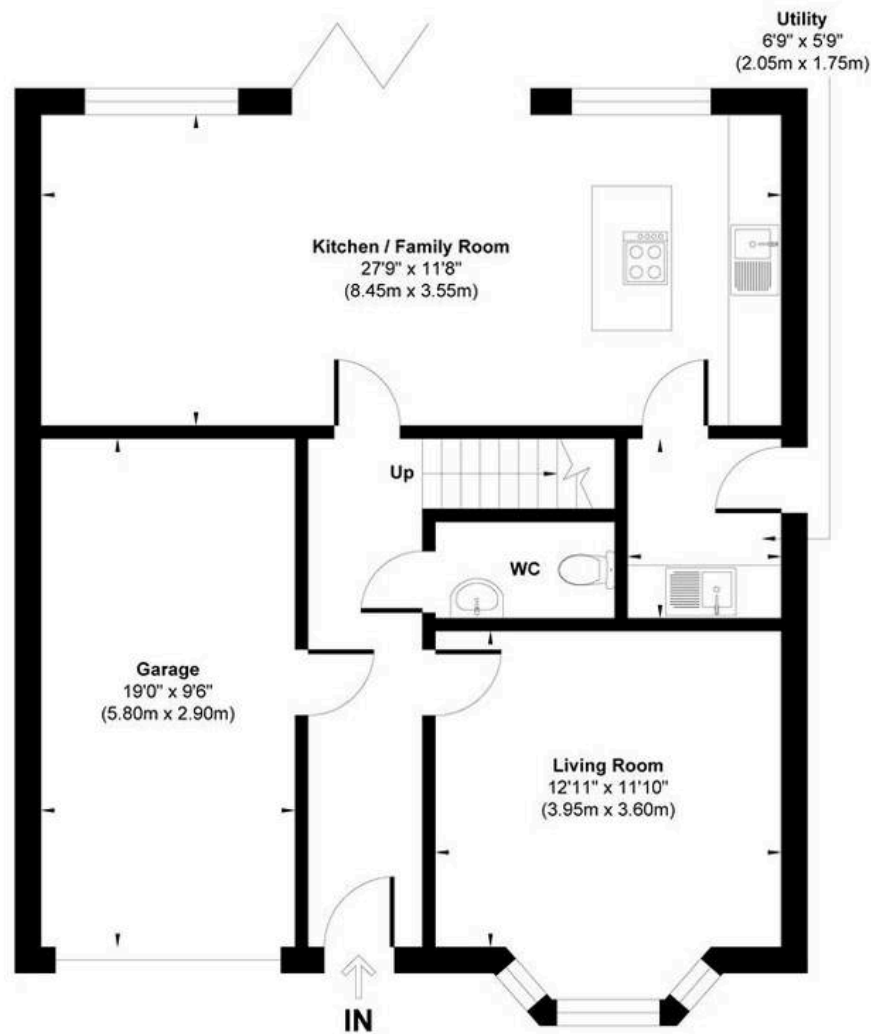
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Enclosed rear garden and integral garage providing excellent outdoor space and additional storage/parking.
- Spacious four bedroom detached family home.
- Situated within the popular Backworth Park estate, close-by to amenities, transport links and schooling.
- Modern open plan kitchen/family space with utility room and downstairs WC.

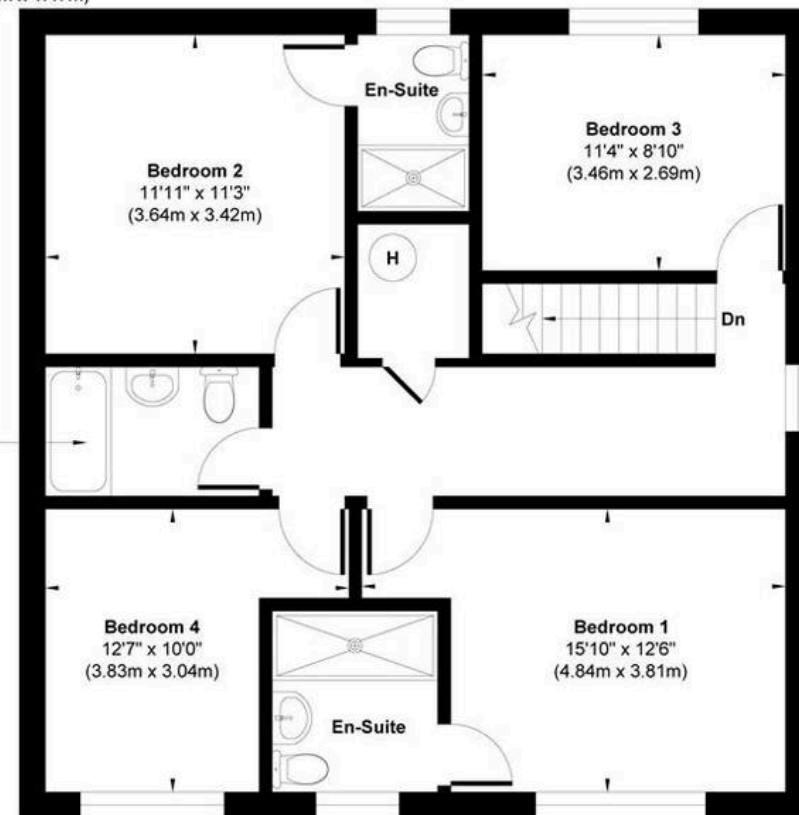






Ground Floor
Approximate Floor Area
864 sq.ft
(80.28 sq.m)

Bathroom
8'0" x 4'10"
(2.44m x 1.47m)



First Floor
Approximate Floor Area
786 sq.ft
(73.03 sq.m)

Approx. Gross Internal Floor Area 1650 sq. ft / 153.31 sq. m (Including Garage)

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