



Algernon Drive

Backworth

Beautiful and elegant throughout, this exceptionally spacious family semi is light, airy and has the benefit of three floors, ensuring maximum versatility and size for the family. Located on this popular modern development, perfect for the Metro, shops, schools and excellent transport links to the A1058, A19 North and South, Cobalt Business Park and Silverlink.

A spacious hallway welcomes you into the formal dining room which flows superbly through to the contemporary and stylish breakfasting kitchen. The kitchen has integrated appliances and French doors opening out to the garden area, there is also a separate utility room and downstairs cloaks/w.c. To the first floor is a stunning family lounge with elevated views, feature fireplace and modern electric fire, large double bedroom with fitted wardrobes and a family bathroom with shower. There are two large double bedrooms to the second floor, both with fitted wardrobes and the principal bedroom with contemporary en-suite shower room. The garden is enclosed and private, thoughtfully landscaped with patios, raised borders and feature gravelling, gated access to both the front of the property and out to the rear detached drive and garage, front garden area.

£265,000

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Entrance Door to:

ENTRANCE HALLWAY: An impressive and spacious hallway, with turned staircase to the first floor, under-stair cupboard, tiled floor, radiator, coving to ceiling, door to:



DINING ROOM: (front): 12'2 x 9'0, (3.71m x 2.74m), with measurements into double glazed feature bay window, radiator, coving to ceiling, through to:

BREAKFASTING KITCHEN: (rear): 16'6 x 9'0, (5.03m x 2.74m), with a stylish and contemporary range of fitted base, wall and drawer units, contrasting worktops, integrated electric oven, gas hob, cooker hood, integrated fridge, freezer and dishwasher, one and a half bowl sink unit with mixer taps, tiled splashbacks, tile effect flooring, double glazed window, double glazed French doors opening out to the rear garden, radiator, door to:



UTILITY: (rear): 5'4 x 5'4, (1.62m x 1.62m), modern base and tall unit, roll edge worktops, single drainer sink unit with mixer taps, central heating boiler, tile effect flooring, plumbing for automatic washing machine, double glazed window, radiator, door to:

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c. with push button cistern, radiator, tiled splashbacks, extractor

FIRST FLOOR LANDING AREA: spacious landing with turned staircase to the second floor, radiator, door to:



FAMILY BATHROOM: stylish bathroom, comprising of, bath, electric shower, pedestal washbasin, low level w.c., tiled floor, fully tiled walls, shaver point, double glazed window, radiator

BEDROOM THREE: (rear): 13'1 x 8'6, (3.99m x 2.59m), excluding depth of two large double wardrobes, providing ample hanging and storage space, radiator, double glazed window

LOUNGE/DINING AREA: (front): 15'5 x 12'4, (4.70m x 3.76m), with measurements into feature double glazed bay window, additional double-glazed window allowing fabulous light into this spacious, airy front room. Attractive feature fireplace with modern electric fire, coving to ceiling, two radiators

SECOND FLOOR LANDING AREA: loft access, airing cupboard housing hot water tank, door to:

BEDROOM ONE: (front): 13'0 x 10'8, (3.96m x 3.25m), another superb sized bedroom, with measurements excluding depth of two double fitted wardrobes, radiators, two double glazed windows, coving to ceiling, door to:

EN-SUITE SHOWER ROOM: Stunning en-suite, comprising of, shower cubicle, chrome shower, pedestal washbasin with hot and cold mixer taps, low level w.c. with push button cistern, chrome radiator, fully tiled walls, tiled floor, panelling and spotlights to ceiling, double glazed window

BEDROOM TWO: (rear): 13'1 x 8'8, (3.99m x 2.64m), excluding depth of two double wardrobes, two double glazed windows, radiator

EXTERNALLY: a generous sized, enclosed, landscaped rear garden. Low maintenance with feature paved patios, raised borders with shrubs, feature gravelling, fenced, outside tap, side gate to the front of the house and gated access to the rear driveway and garage. The front garden is also pleasantly landscaped

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Detached Garage to rear/Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: TBC

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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