



Fenwick Close Backworth

Such a gorgeous, freehold, modern, semi-detached family home, located on this sought after, executive development. Within close proximity to the Metro, shops and amenities and with excellent access to major transport links, including the A19 and the A1058. Well-presented throughout and comprising of, entrance hallway, downstairs cloaks/w.c. beautiful lounge, light and airy with feature turned staircase to the first floor. The dining kitchen is contemporary and stylish with a dining area and bay window which is overlooking the rear garden, the kitchen is fitted with a range of white units and integrated appliances. An impressive first floor landing leads to three bedrooms, the principal bedroom with ample fitted storage and en-suite shower room. The enclosed garden is an excellent size and has been substantially updated to benefit from a block paved patio, raised decking and lawn. Front driveway and attached garage.

£230,000

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Double Glazed Entrance Door to:

ENTRANCE HALL: wood effect flooring, door to:

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

LOUNGE: (front): 14'8 x 13'4, (4.47m x 4.06m), including staircase recess, feature, turned staircase to the first floor, double glazed window, radiator, coving to ceiling

DINING ROOM: (rear): 8'5 x 8'6, (2.57m x 2.59m), into feature double glazed bay window, radiator opening through to:

KITCHEN: (rear): 13'5 x 8'3, (4.09m x 2.52m), a gorgeous and stylish range of high gloss, white, base, wall and drawer units, co-ordinating worktops, integrated electric oven, gas hob, stainless steel cooker hood, one and a half bowl sink unit with mixer taps, spotlights to ceiling, plumbed for dishwasher, tile effect flooring, double glazed window, combination boiler, tiled floor, double glazed door to the rear garden



FIRST FLOOR LANDING AREA: spacious landing with double glazed window, airing cupboard, loft access, radiator, door to:

BEDROOM ONE: (rear): 14'8 x 9'3, (4.47m x 2.82m), maximum measurements, excluding depth of two double fitted wardrobes with ample hanging and storage space, radiator, two double glazed windows, door to:

EN-SUITE SHOWER ROOM: contemporary and stylish en-suite comprising of, double shower cubicle, shower with forest waterfall spray, floating, half pedestal washbasin with mixer taps, low level w.c. with push button cistern, high gloss tiled floor, panelled shower area, spotlights to ceiling, double glazed window, radiator, tiling to walls

BEDROOM TWO: (front): 11'6 x 8'1, (3.51m x 2.46m), radiator, double glazed window

BEDROOM THREE: (front): 9'1 x 6'4, (2.77m x 1.93m), radiator, double glazed window, storage cupboard

BATHROOM: elegant, stylish fitted bathroom, comprising of, panelled bath with chrome shower, floating half pedestal washbasin, low level w.c., high gloss, fully tiled walls and floor, double glazed window, radiator, spotlights to ceiling, extractor fan

EXTERNALLY: Lovely, enclosed rear garden with block paved patio, lawn, steps up to decked patio, front driveway, attached garage

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS/GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE/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: C

EPC RATING: C

WB1398.AI.DB.06.02.2024.V.2





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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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