



Hartside Crescent Backworth

- Semi Detached
- Spacious Living
- Three Bedrooms
- Private Garden
- NO UPPER CHAIN

£ 99,950 Auction Guide



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Hartside Crescent

Backworth

PROPERTY DESCRIPTION

We are delighted to present to the Auction market, this semi-detached property located on Hartside Crescent, Backworth. Decorated neutrally throughout, the property is ready for you to put your own stamp on it.

This home boasts three generously sized bedrooms, providing ample space. The master bedroom, a spacious haven, comes complete with a walk-in closet. The other two bedrooms are also spacious with double beds, ensuring a comfortable living environment.

The home comes with a single reception room; large windows flood the room with natural light, making the space feel airy and bright. The property also comprises a generous kitchen, which offers dining space and direct access to the private garden—an ideal spot for alfresco dining during the warmer months.

Its location is a dream for families and couples. It's in the vicinity of local schools, amenities, and green spaces, ensuring all your needs are within reach. Plus, the area is remarkably quiet, providing a peaceful living environment.

This property is a great opportunity to invest in a home that accommodates both comfort and convenience. Its features and surroundings make it perfect for families and couples seeking a harmonious blend of space, functionality, and locality.

Living Room: 14'07" (max) x 13'00" - 4.45m x 3.96m

Kitchen: 11'04" x 8'08" - 3.45m x 2.64m

Bedroom One: 14'07" (+ closet) x 9'10" - 4.45m x 2.99m

Bedroom Two: 9'07" x 11'11" - 2.92m x 3.63m

Bedroom Three: 8'09" x 7'11" - 2.67m x 2.41m

Bathroom: 6'00" (max) x 9'05" (max) - 1.83m x 2.87m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: SATLETTE

Mobile Signal Coverage Blackspot: NO

Parking: 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: A

EPC RATING: D

FH00008711.SD.SD.6/6/24.V.1



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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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