



## Harle Road Backworth

- Semi Detached
- Two Bedrooms
- EPC:D
- Council Tax Band: A
- Freehold

**Asking Price: £125,000**



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SAYER

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# Harle Road

## Backworth

Welcome to this semi-detached property on Harle Road, Backworth, perfect for investors as the property is being sold with a tenant in-situ. This neutrally decorated house is a delightful combination of comfort and style, located conveniently near public transport links, schools, and local amenities.

As you step inside, you are greeted by a spacious reception room with large windows that fill the space with natural light, creating a warm and inviting atmosphere for relaxing or entertaining guests.

The property features a well-appointed kitchen with access to the garden, making it easy to enjoy al fresco dining or simply unwind in the fresh air.

Upstairs, you will find two double bedrooms, with the master bedroom offering plenty of space to create your own personal sanctuary. The second bedroom is also generously sized, providing flexibility for various needs.

Completing the accommodation is a modern bathroom, perfect for refreshing morning routines or unwinding after a long day.

Don't miss out on the opportunity to make this a perfect addition to your portfolio!

Living Room: 15'02" x 11'04" (into alcove) – 4.62m x 3.45m (into alcove)

Kitchen: 14'08" x 6'03" – 4.47m x 1.91m

Bedroom One: 11'04" x 10'03" (max) – 3.45m x 3.12m (max)

Bedroom Two: 11'05" x 8'03" – 3.48m x 2.52m

Bathroom:

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

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

FH00008625.SD.SD.25/03/24.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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