



Bluestone Court, Backworth, North Tyneside, NE

£470,000

 4  3  2  B

RICHARDSONS 



# Bluestone Court, Backworth, NE27 0GH

- Exceptional Four Bedroom Detached Property
- Fully Tiled Bathrooms
- Modern Fittings
- Integral Garage
- EPC B
- Generous Sizes Room
- Contemporary Kitchen
- Quality Flooring
- Substantial Driveway

£470,000



Richardsons are delighted to welcome to the market this exceptional Four Bedroom Detached Property, situated on the quiet cul-de-sac of Bluestone Court, Backworth.

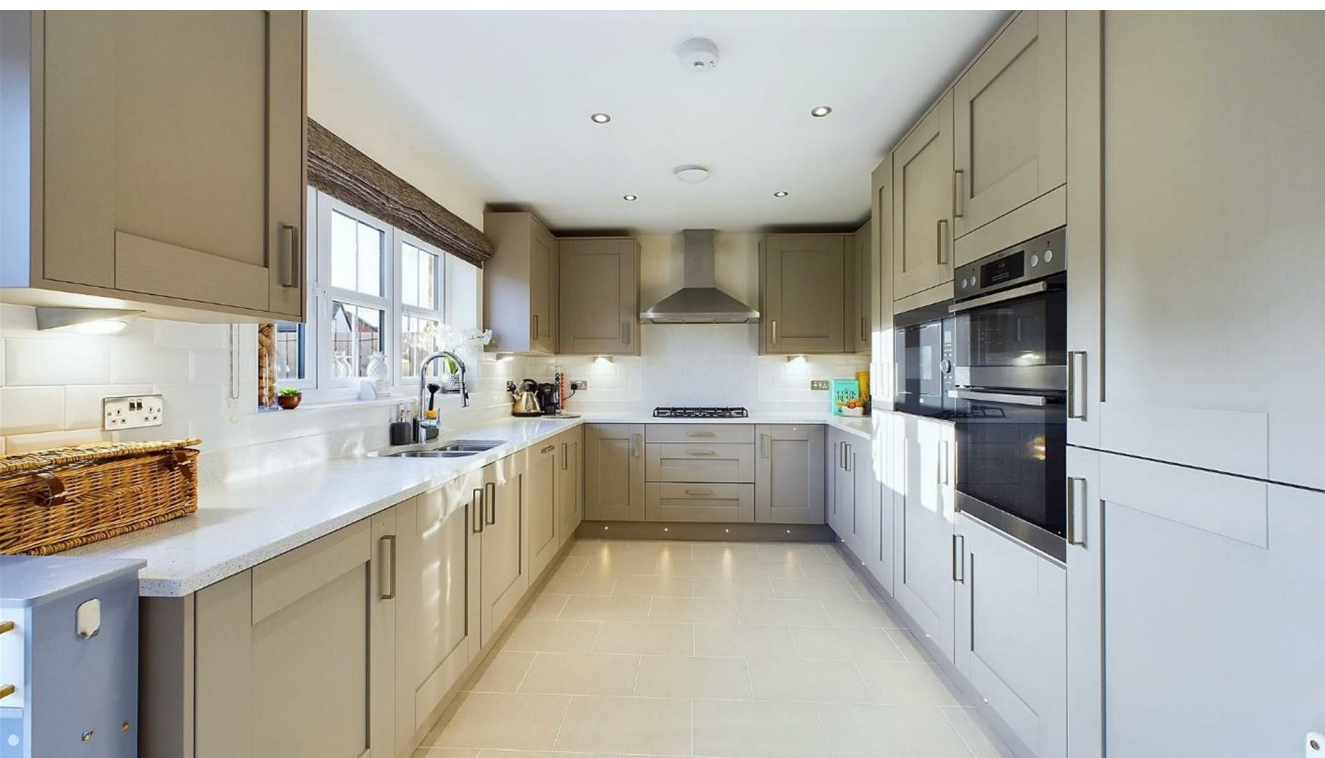
This beautiful property offers a high standard of living throughout with the stunning décor and modern fittings.

The quality and detail throughout is outstanding, from the Amtico flooring in the entrance hall through to the impressive kitchen, showcasing contemporary units and Silestone worktops. To the elegant dining room and generous sized lounge.

The spacious landing leads to four Double bedrooms, two with en-suites and a family bathroom, making this an excellent choice for families.

The fantastic location offers a range of amenities, such as schools, shops and supermarkets, restaurants, and excellent transport and road links.

Immaculately presented, this is a must see property.

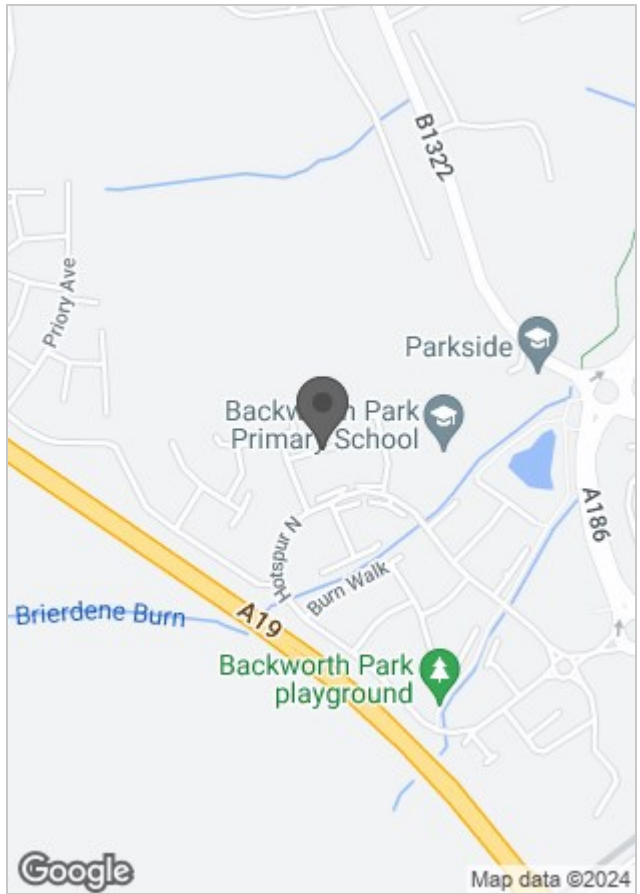


### Approximate measurements

Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

<b>Living Room</b>	13'0" x 16'10" (3.98 x 5.15)
<b>Dining Room</b>	10'9" x 12'5" (3.29 x 3.81)
<b>Kitchen</b>	19'6" x 9'8" (5.96 x 2.97)
<b>Bedroom</b>	11'3" x 10'4" (3.43 x 3.15)
<b>Bedroom</b>	11'1" x 11'9" (3.39 x 3.59)
<b>Bedroom</b>	10'10" x 11'1" (3.32 x 3.40)
<b>Bedroom</b>	10'9" x 13'3" (3.30 x 4.05)
<b>Bathroom</b>	10'2" x 7'4" (3.11 x 2.25)
<b>Garage (not includes in overall Sqft)</b>	10 x 20 (3.05m x 6.10m)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Viewing**

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.