



27 Humble Close  
Backworth, Newcastle Upon Tyne, NE27 0XD

£52,500



Trading Places



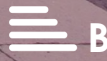
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## 27 Humble Close

Backworth, Newcastle Upon Tyne, NE27 0XD

\* 25% Share \*

A fantastic opportunity has arisen to get onto the property housing ladder with this beautifully presented semi-detached home. Built in 2019, the property offers a great standard of accommodation, at an affordable price!

The house has an attractive living room, a spacious kitchen and dining room with double doors to the pretty rear garden, and a downstairs WC to complete the ground floor. To the first floor there are three bedrooms (two of which are good-sized doubles) and a modern family bathroom.

There is a double driveway providing parking to the front. Located on Humble Close in Backworth, and perfectly situated with local amenities close to hand; shopping, primary school, play areas and Northumberland Park metro station is around 0.7 mile away.

Riverside Home Ownership own the remaining 75% share and there is a monthly rent for this payable currently at £360.44. In addition, there is a monthly service charge of £22.30 per month.

The property is an ideal buy for first time buyer looking to get onto the property ladder and is ready to move straight into. Please call Trading Places to arrange your private viewing of this delightful property, on 0191-2511189. EPC Rating B. Leasehold - 125 years from 2019.

Entrance Lobby

Living Room

13'7" x 12'9" (4.16 x 3.89)

UPVc double glazed window, and radiator. Under stairs storage cupboard.

Kitchen And Dining Room

17'3" x 12'1" (5.26 x 3.69)

A lovely spacious and light room with upvc double glazed French doors leading to the rear garden. Neutral Décor throughout and fitted with a comprehensive range of floor and wall units, counters and sink. Integrated appliances; fridge/freezer, dishwasher, washing machine, gas hob, extractor hood and an electric oven. Radiator.

Downstairs WC

First Floor Landing

Landing with loft access and doors leading to all three bedrooms and the bathroom.

Bedroom One

9'11" x 12'7" (3.04 x 3.85)

UPVc double glazed window, and radiator.









#### Bedroom Two

9'11" x 11'9" (3.03 x 3.59)

UPVc double glazed window, and radiator.

#### Bedroom Three

8'3" x 8'3" (2.53 x 2.53)

UPVc double glazed window, and radiator.

#### Bathroom

6'11" x 6'3" (2.12 x 1.92)

UPVc double glazed window, and radiator. Part tiled walls, and fitted with white suite and a shower over the bath.

#### External

To the front is a double width driveway.

To the rear there is a fenced and lawned garden, with patio area and side access.

#### Shared Ownership

This is a Shared Ownership Property and 25% is for sale. The remaining 75% is owned by Riverside Home Ownership and there is a monthly rent of £360.44 payable, along with a monthly service charge of £22.30. All potential purchasers must be approved via application to Riverside Home Ownership.

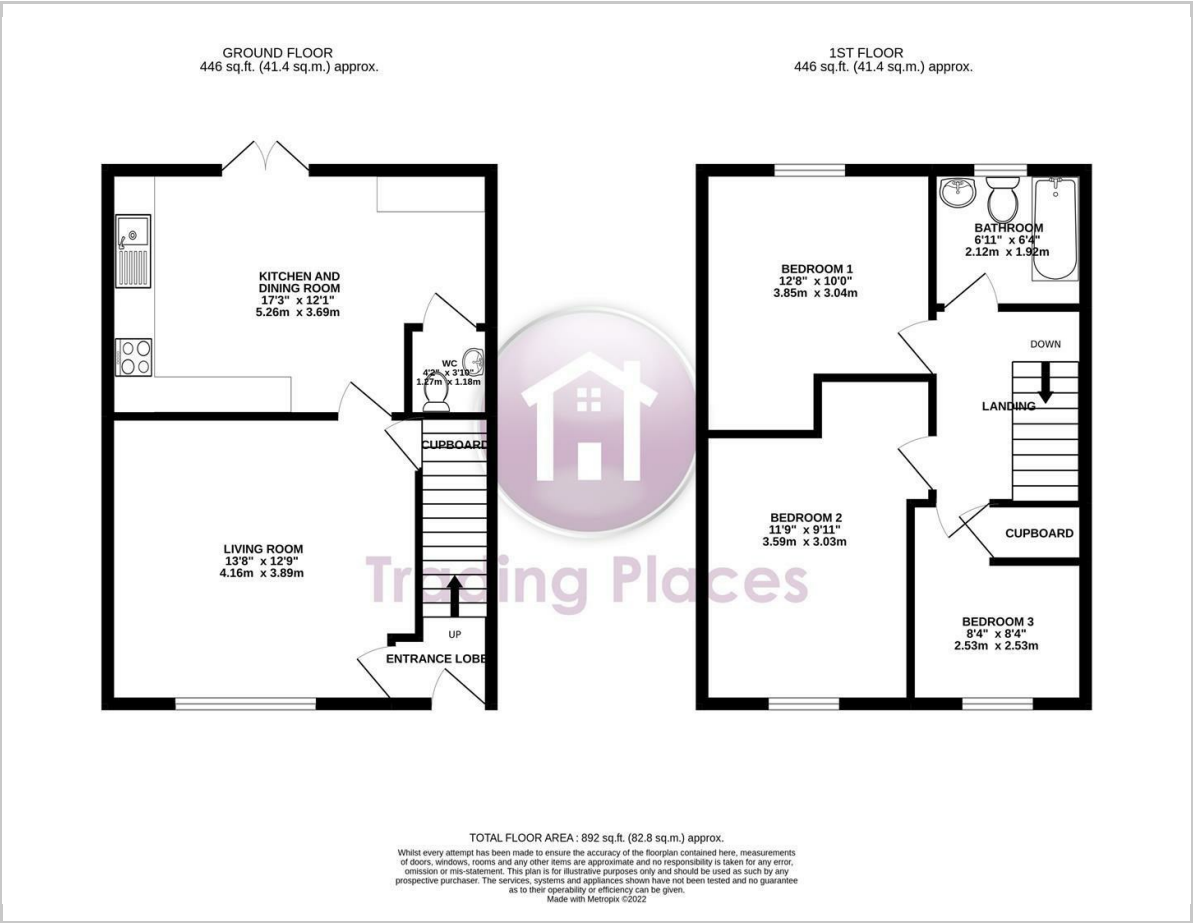
You cannot purchase a shared ownership property if you own another property. If you are already a homeowner, your application will only be approved if you selling your property to finance the purchase of a new one. Please note that you cannot proceed with an application if you do not have a sale agreed on your current property. You must view the property before submitting an application.

#### Leasehold Information

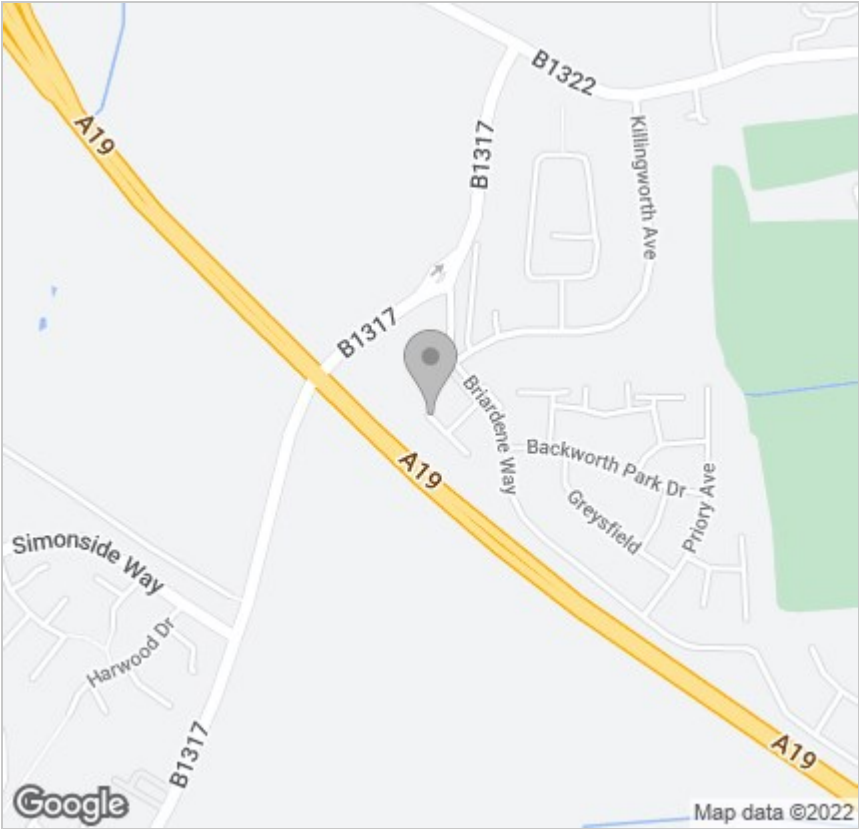
This house, is shared ownership, it is leasehold. The lease is 125 years from 2019.



Floor Plan



Area Map

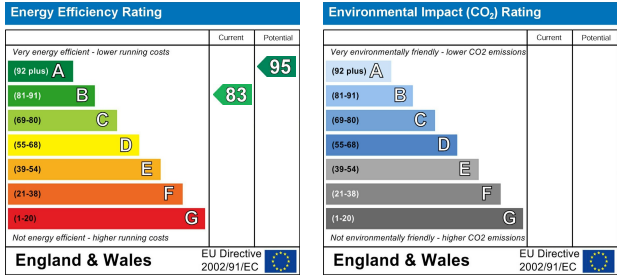


Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



82 Park View, Whitley Bay, Tyne and Wear, NE26 2TH  
Tel: 0191 251 1189  
Email: info@tp-property.co.uk  
www.tp-property.co.uk



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