

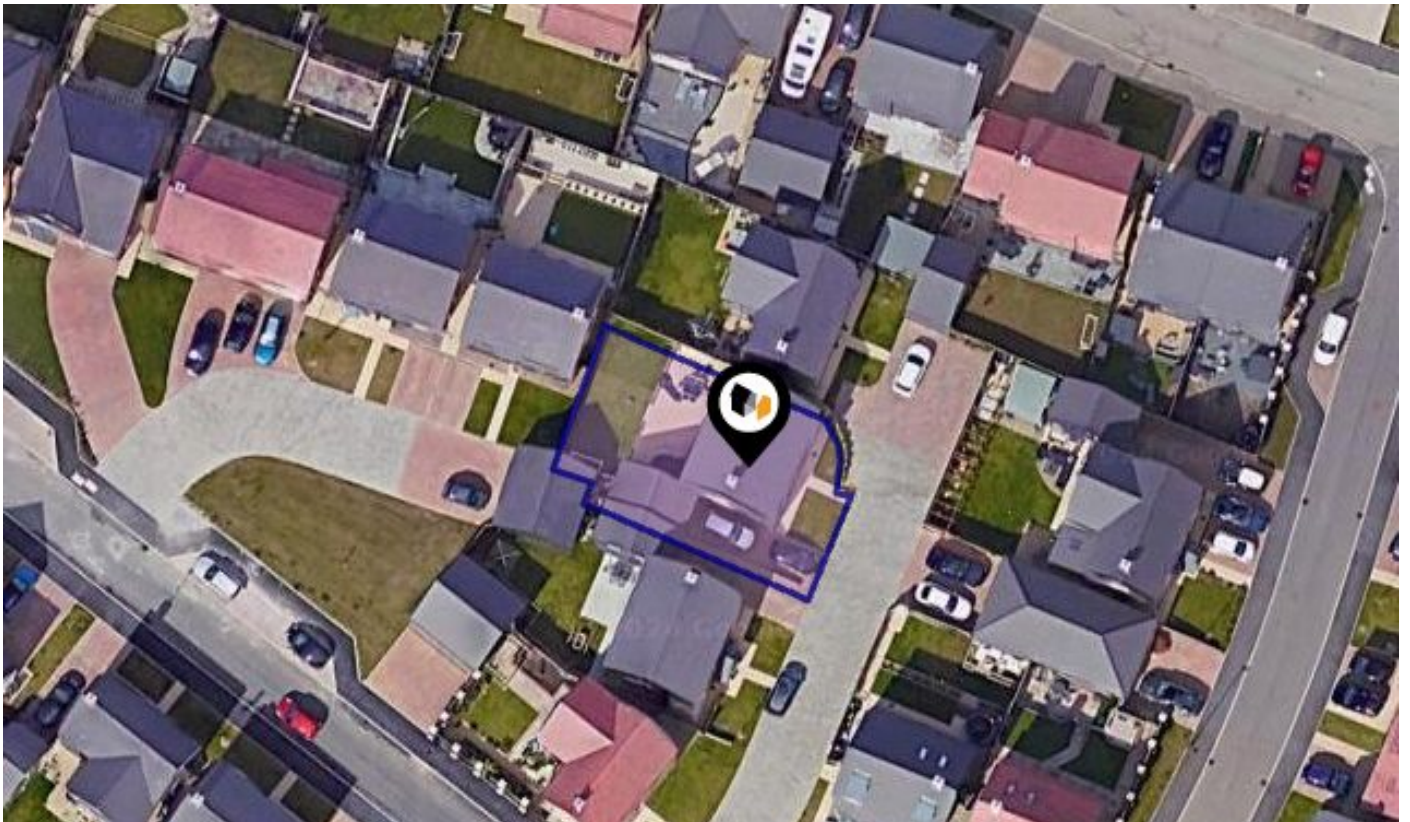


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 10th December 2024



**GREYSFIELD, BACKWORTH, NEWCASTLE UPON TYNE,
NE27**

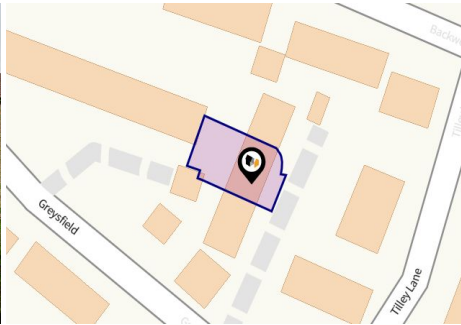
Walkersxchange Estate Agents

2a Gateshead Road, Sunniside

0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,367 ft ² / 127 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band D		
Annual Estimate:	£2,220		
Title Number:	TY584986		

Local Area

Local Authority:	North tyneside
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

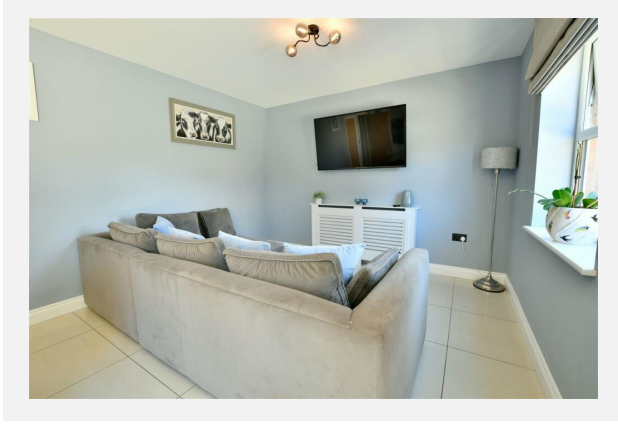
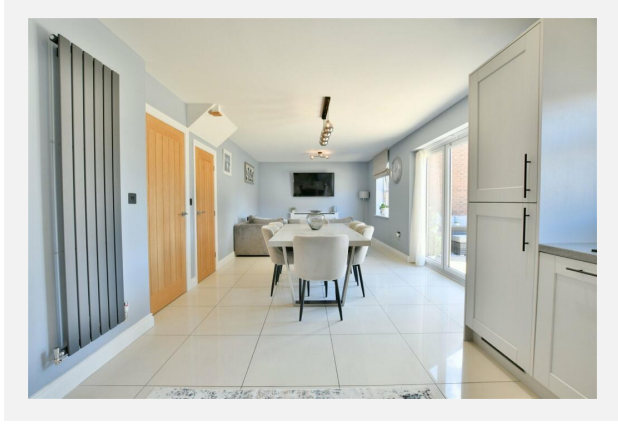
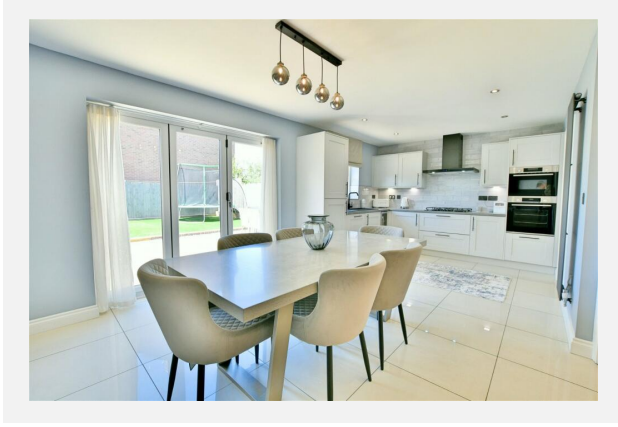
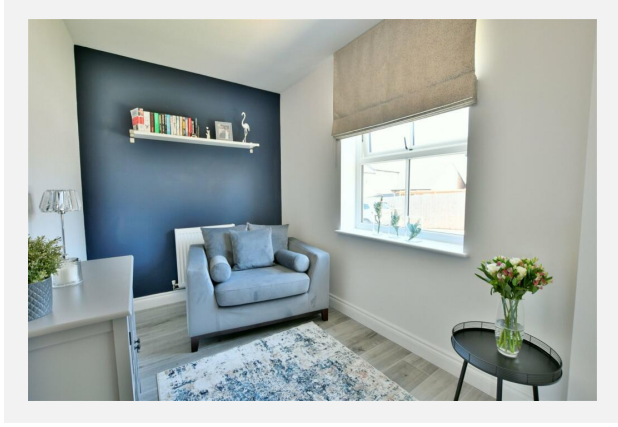
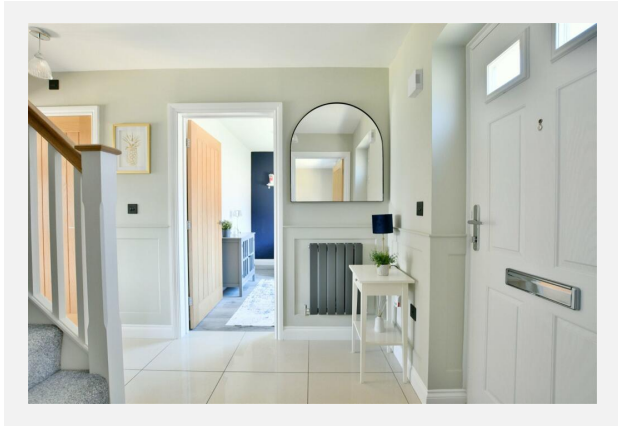
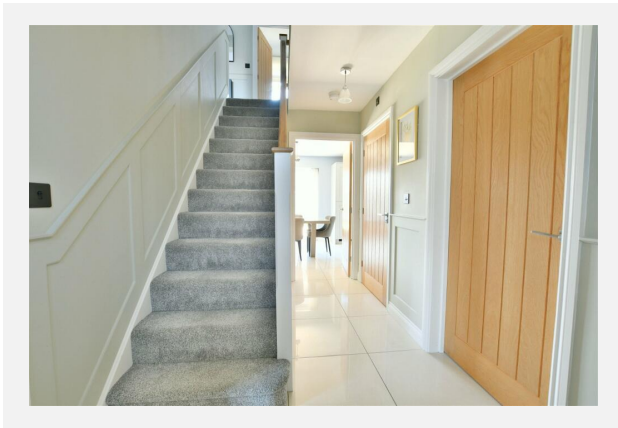
23 mb/s	1000 mb/s

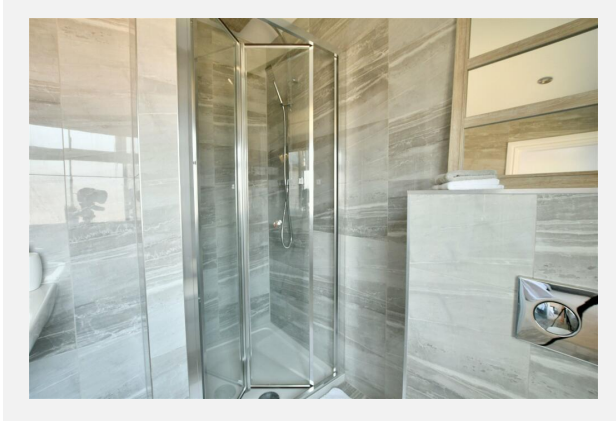
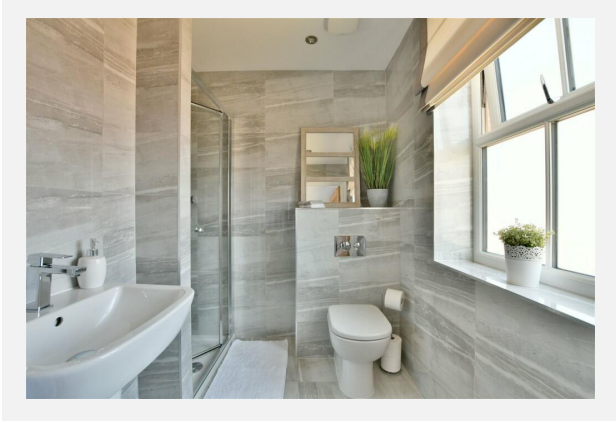
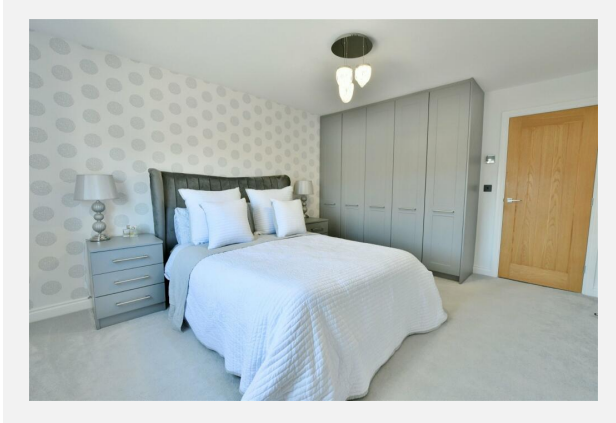
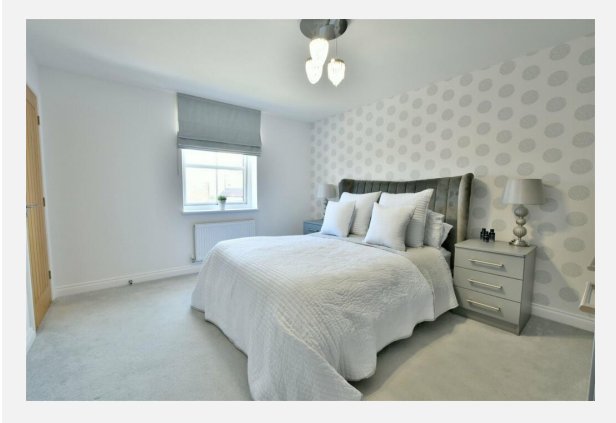
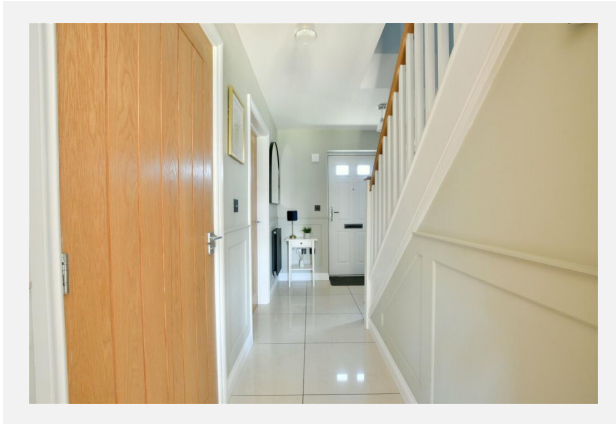
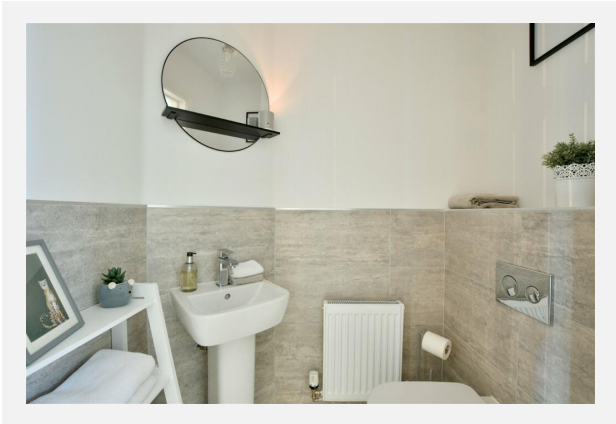
Mobile Coverage: (based on calls indoors)

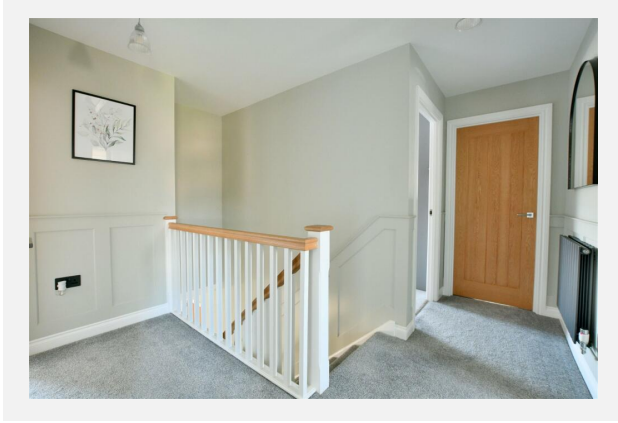
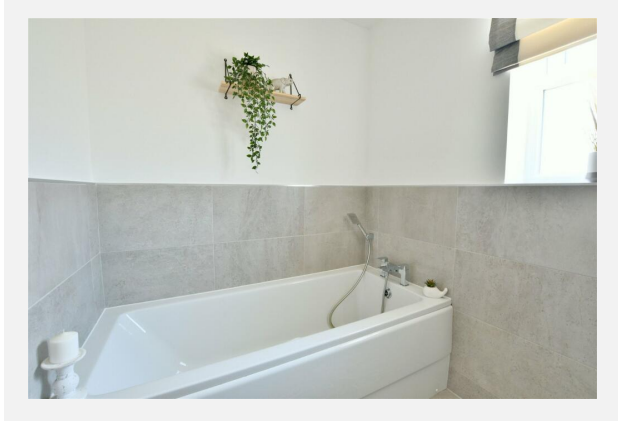
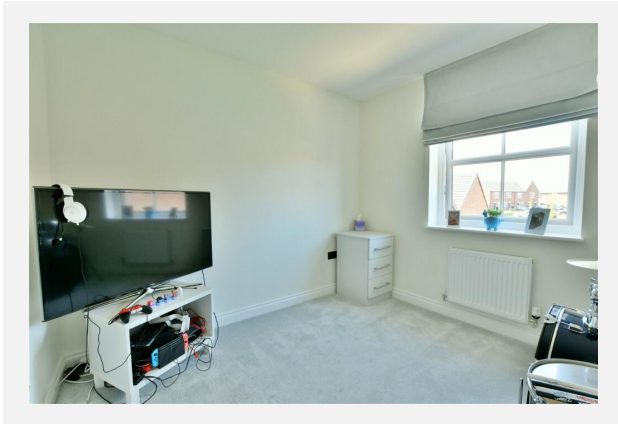
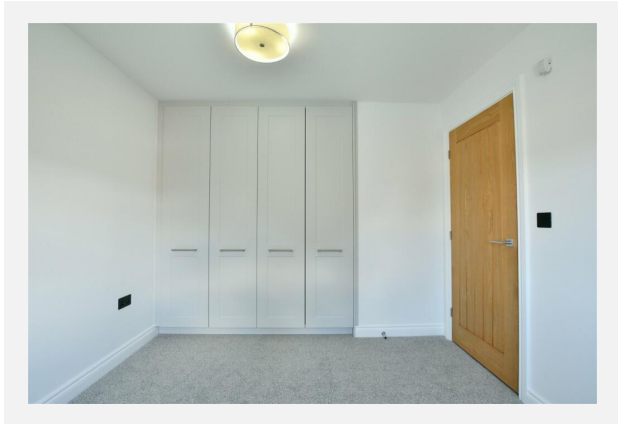
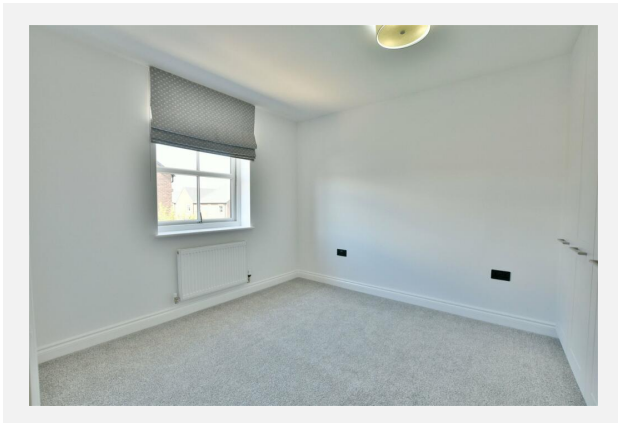
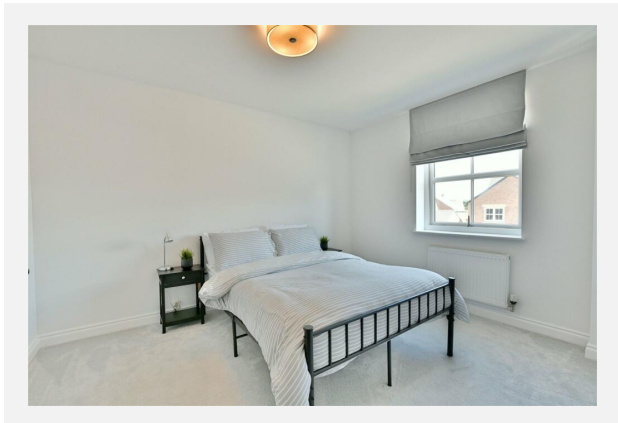


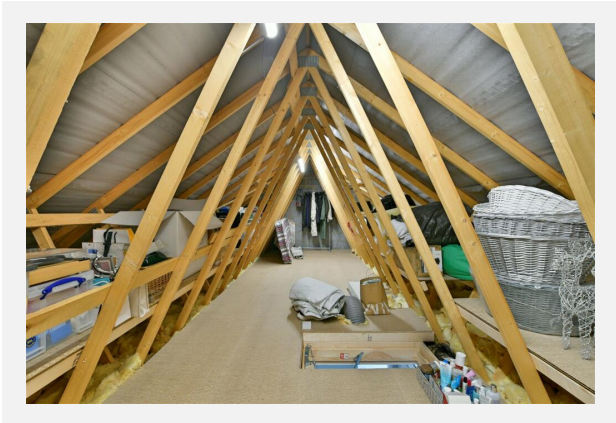
Satellite/Fibre TV Availability:











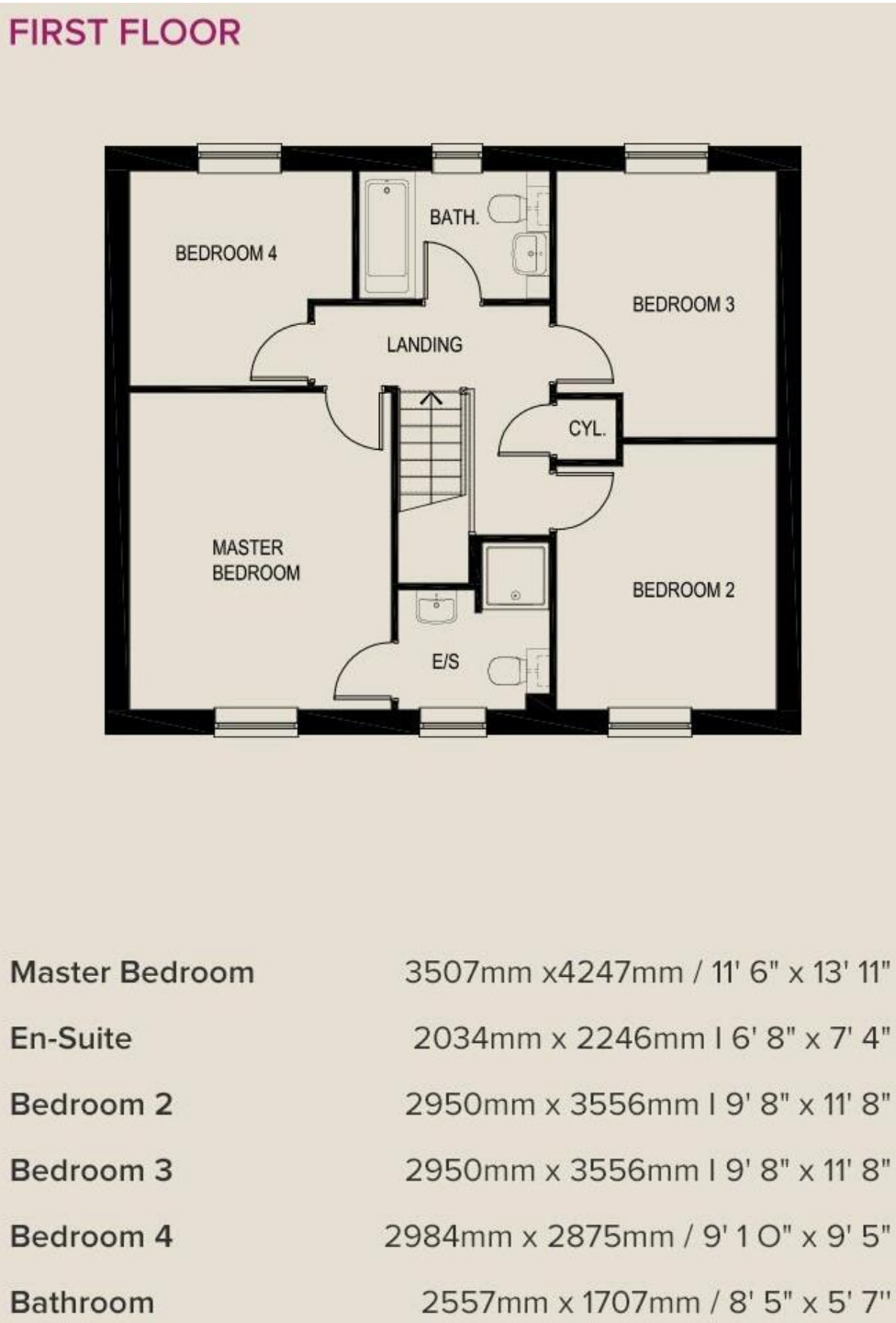
**GREYSFIELD, BACKWORTH, NEWCASTLE UPON TYNE,
NE27**

GROUND FLOOR



Living Room	3450mm x 3621mm / 11' 4" x 11' 11"
Family/ Dining	5578mm x 3444mm / 18' 4" x 11' 4"
Kitchen	2950mm x 3328mm / 9' 8" x 10' 11"
Study	2950mm x 2005mm / 9' 8" x 6' 7"
Utility	1850mm x 1639mm / 6' 1" x 5' 5"
W.C	1007mm x 1639mm / 3' 4" x 5' 5"

**GREYSFIELD, BACKWORTH, NEWCASTLE UPON TYNE,
NE27**



Greysfield, Backworth, NE27

Energy rating

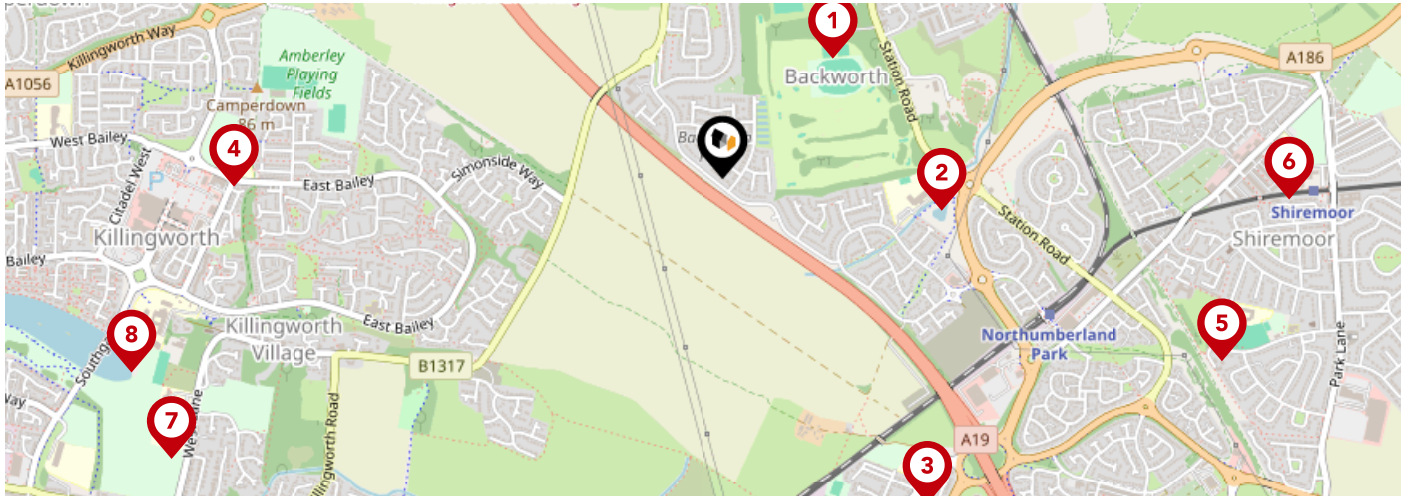
B

Valid until 25.03.2030

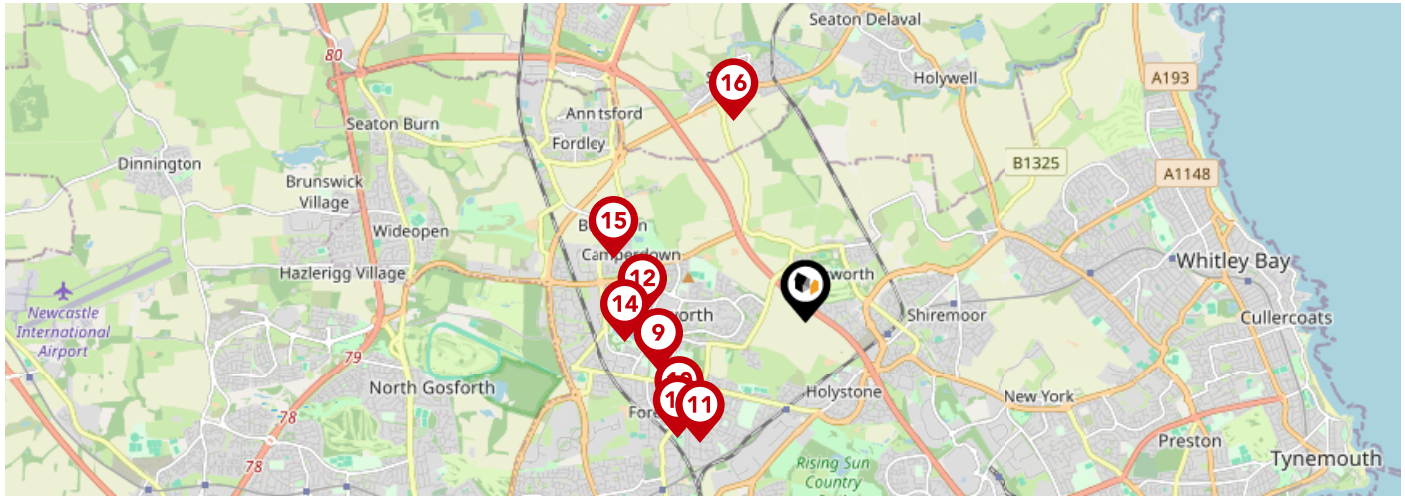
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m ² ·K
Total Floor Area:	127 m ²



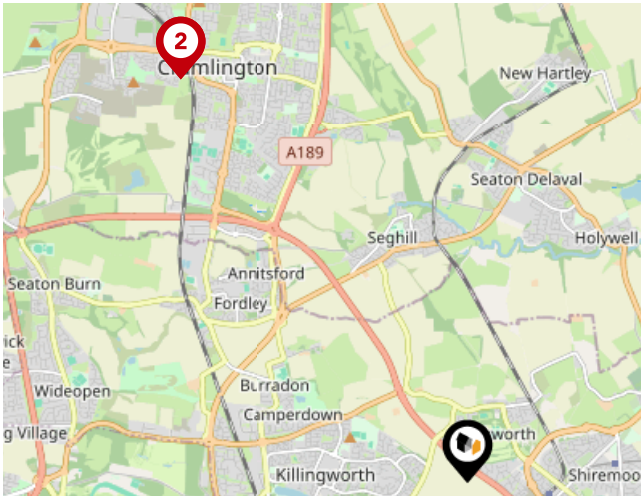
	Nursery	Primary	Secondary	College	Private
1 Backworth Park Primary School Ofsted Rating: Good Pupils: 330 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Parkside House School Ofsted Rating: Good Pupils: 54 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Holystone Primary School Ofsted Rating: Good Pupils: 463 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Amberley Primary School Ofsted Rating: Good Pupils: 408 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Shiremoor Primary School Ofsted Rating: Good Pupils: 384 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Moorbridge Ofsted Rating: Good Pupils: 166 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Percy Hedley School Ofsted Rating: Outstanding Pupils: 155 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Westmoor Primary School Ofsted Rating: Requires improvement Pupils: 334 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 George Stephenson High School Ofsted Rating: Good Pupils: 1207 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Marys Catholic Primary School, Forest Hall Ofsted Rating: Good Pupils: 203 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ivy Road Primary School Ofsted Rating: Good Pupils: 186 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bailey Green Primary School Ofsted Rating: Outstanding Pupils: 457 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Forest Hall Primary School Ofsted Rating: Good Pupils: 159 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Grasmere Academy Ofsted Rating: Good Pupils: 112 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Burradon Community Primary School Ofsted Rating: Good Pupils: 163 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Seghill First School Ofsted Rating: Good Pupils: 96 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

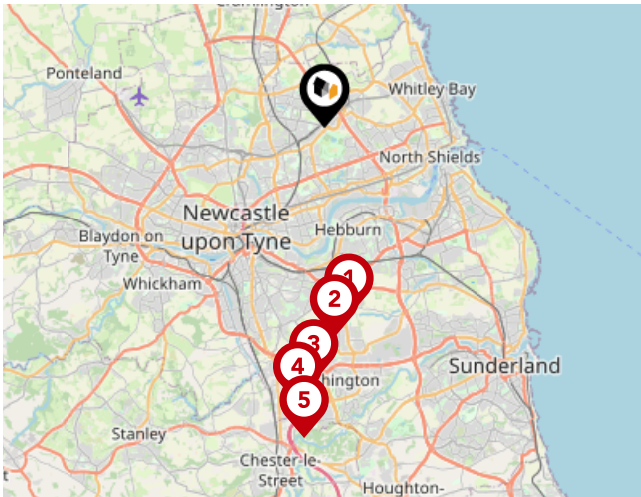
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Railway station	4.2 miles
2	Cramlington Rail Station	4.2 miles
3	Manors Rail Station	5.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	6.48 miles
2	A194(M) J2	7.17 miles
3	A194(M) J1	8.69 miles
4	A1(M) J65	9.48 miles
5	A1(M) J64	10.62 miles

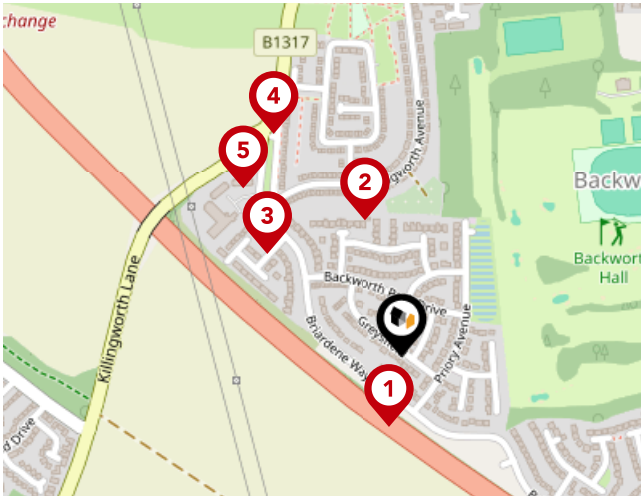


Airports/Helipads

Pin	Name	Distance
1	Airport	6.85 miles
2	Teesside Airport	36.63 miles
3	Leeds Bradford Airport	81.05 miles
4	Irthington	50.71 miles

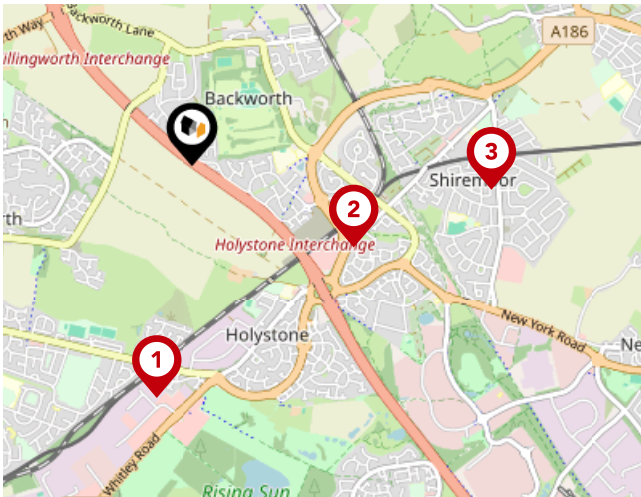
Area

Transport (Local)



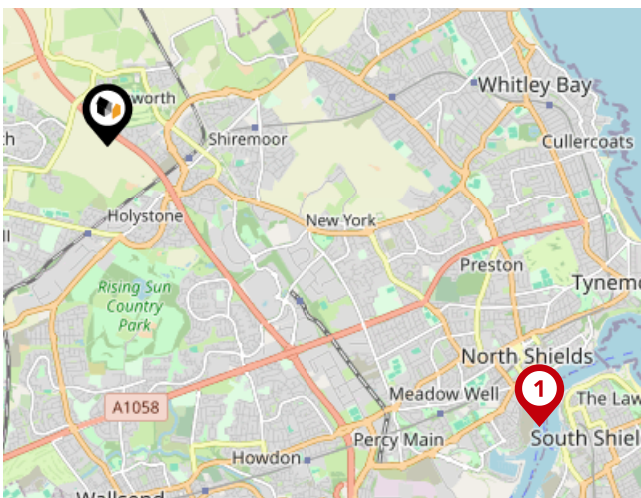
Bus Stops/Stations

Pin	Name	Distance
1	Briardene Way-Priory Ave	0.08 miles
2	Backworth Castle Park	0.15 miles
3	Briardene Way-Killingworth Ave	0.18 miles
4	Killingworth Lane	0.27 miles
5	Killingworth Lane	0.25 miles



Local Connections

Pin	Name	Distance
1	Palmerston (Tyne and Wear Metro Station)	1 miles
2	Northumberland Park (Tyne & Wear Metro Station)	0.77 miles
3	Shiremoor (Tyne and Wear Metro Station)	1.28 miles



Ferry Terminals

Pin	Name	Distance
1	North Shields Ferry Terminal	4.37 miles

Walkersxchange Estate Agents

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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