



### 3 bed semi-detached house to buy in NE10

Woodgate Gardens, Gateshead, Tyne and Wear, NE10 0ST

**£155,000** Offers Over

🏠 x3 🚿 x1 🚿 x1

Tenure

**Freehold**

### Property features

- ✓ THREE SEMI DETACHED FAMILY
- ✓ BRIGHT & AIRY LOUNGE
- ✓ MODERN FITTED KITCHEN / FAMILY BATHROOM
- ✓ GROUND FLOOR CLOAK
- ✓ EPC Rating C

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Delighted to present this exceptional semi-detached family home, situated in the thriving community of Bill Quay, Gateshead. The property champions three well-proportioned bedrooms, amplifying its suitability for a family or couple in search of a spacious living environment.

Immediately welcoming is the bright and airy reception room, offering ample space for relaxation and socialising. With beautiful natural light flooding through, it certainly enhances the room's appeal, providing a warm and comfortable surrounding to unwind in.

The heart of the home lies in the modern fitted kitchen. Crafted with sleek fixtures and fittings, the kitchen embodies a stylish yet functional design. It offers abundant storage and counter space, making meal preparations a breeze. Adjacent to the kitchen, the immaculately appointed ground floor cloak and large conservatory, exudes a sense of tranquillity.

Effortlessly blending comfort with sophistication, this three-bedroom semi-detached house in Gateshead is more than just a property; it's a home that caters to the modern family's dynamic lifestyle. Offering an inviting space that you can truly call your own, this residence is a worthy investment for those embarking on their next chapter. Encouraging comfort, convenience, and style.

Don't miss this superb opportunity to secure this wonderful family home, where each space boasts the perfect blend of class and functionality.

Call Pattinson JARROW: 0191 4897431 or Email: [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £155,000

Property Type: Semi-detached house

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

Private enclosed wall garden, lawn to front, paved patio, gated access to rear aspect;



## Porch

1.09m x 1.28m (3'6" x 4'2")

Upvc part glazed door leading to entrance complemented by double glazed windows, laminate flooring;



## Hallway

0.70m x 1.25m (2'3" x 4'1")

Upvc glazed door, stairs to first floor, gas central heating radiator, feature panel walls, oak flooring;



## Lounge

3.65m x 3.73m (11'11" x 12'2")

Double glazed bay window to front aspect, electric fire with feature surround, gas central heating radiator;



## Lounge.



## Kitchen

1.75m x 4.01m (5'8" x 13'1")

A range of wall & base units with contrasting work surfaces, Belfast sink with mixer tap over, tiled splashbacks, integrated electric oven, electric hob with extractor over, internal carousel features, plumbing for washing machine, space for fridge freezer, integrated dishwasher, built in storage, combi boiler, laminate flooring, double glazed windows to rear aspect;



## Kitchen.



## Kitchen..



## Cloak

0.72m x 2.28m (2'4" x 7'5")

Double glazed window to side aspect, w.c, vanity wash hand basin, gas central heating radiator;



## Conservatory

2.79m x 4.72m (9'1" x 15'5")

French doors complemented by double glazed windows, gas central heating radiator, laminate flooring;



## First Floor Landing

2.46m x 1.68m (8'0" x 5'6")

Double glazed window to side aspect, loft access;



## Bedroom One

2.70m x 2.91m (8'10" x 9'6")

Double glazed window to front aspect, gas central heating radiator, built in wardrobes and vanity;



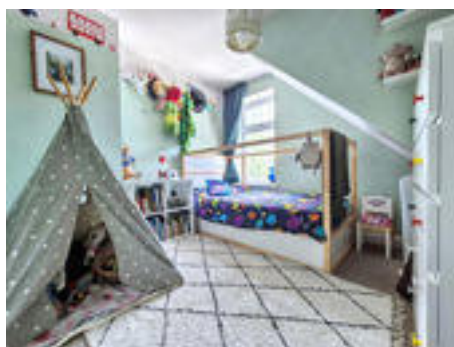
## Bedroom One.



## Bedroom Two

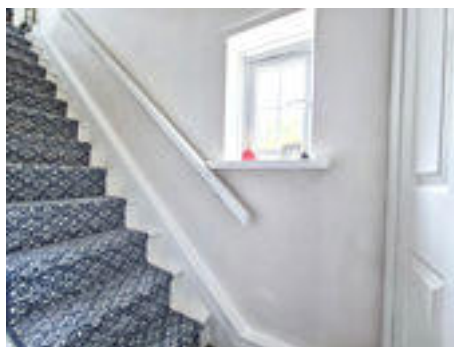
2.74m x 2.99m (8'11" x 9'9")

Double glazed window to rear aspect, gas central heating radiator;



## Second floor landing

Double glazed window to side aspect, built in storage;



## Bedroom Three

4.47m x 3.08m (14'7" x 10'1")

Double glazed window to rear aspect, velux tilting window to front aspect, built in storage, under eave storage, composite vinyl flooring, gas central heating radiator;



## Bedroom Three.



## External Rear

Private enclosed lawned garden complemented by paved patio, external water, lighting source, shad, gated access to front aspect;



## External Rear.



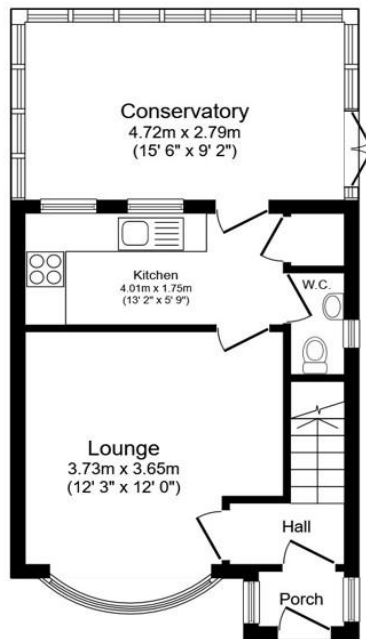
## External Front.



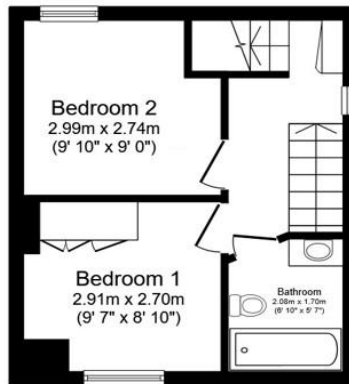
## **Family Bathroom**

*2.14m x 1.76m (7'0" x 5'9")*

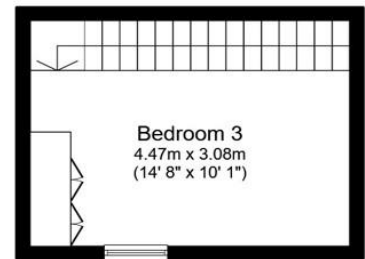
A suite comprising: Bath with mains shower over, vanity wash hand basin, w.c, part tiled walls recess lighting, gas central heating radiator, vinyl, double glazed window;



Ground Floor



First Floor



Second Floor

Total floor area: 85.1 sq.m. (916 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Woodgate Gardens, Gateshead, Tyne and Wear, NE10 0ST

Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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