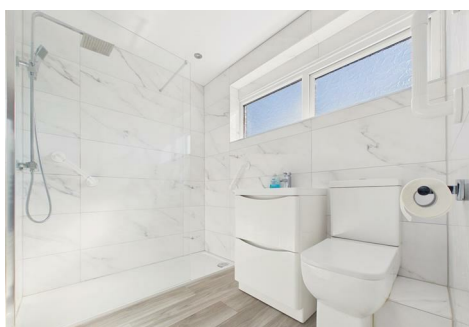


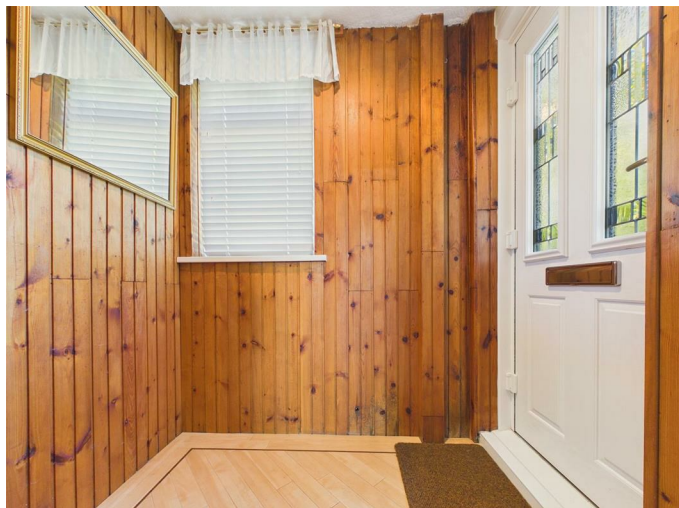


52 Woodburn, Gateshead, NE10 8LY

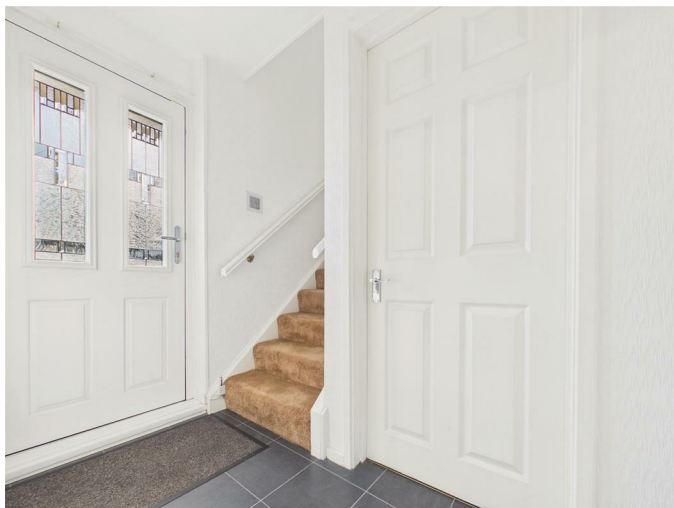
Offers Over £130,000

Located on Woodburn, Whitehills, this well-presented three-bedroom double fronted mid-terraced home offers a delightful blend of modern living and traditional comfort. Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious lounge, complete with a feature fireplace, perfect for cosy evenings in. The heart of the home is undoubtedly the stylishly refitted kitchen and dining room, which provides an ideal space for both cooking and entertaining. The ground floor also benefits from a convenient W.C., enhancing the practicality of the layout. As you ascend to the first floor, you will find three generously sized double bedrooms, each offering ample space and natural light. The recently updated shower room/W.C. adds a contemporary touch, ensuring that the home meets the needs of modern family life. Externally, the property boasts a charming rear yard/garden, providing a private outdoor space for relaxation or gardening enthusiasts. Additionally, a single garage offers valuable storage or parking options. The front of the home is pedestrianised, creating a peaceful atmosphere and enhancing the appeal of this lovely residence. This property is an excellent opportunity for families or individuals seeking a comfortable and stylish home in a friendly community. With its recent updates and thoughtful design, it is ready for you to move in and make it your own.

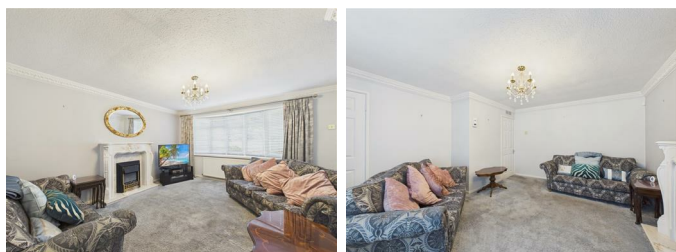
ENTRANCE PORCH



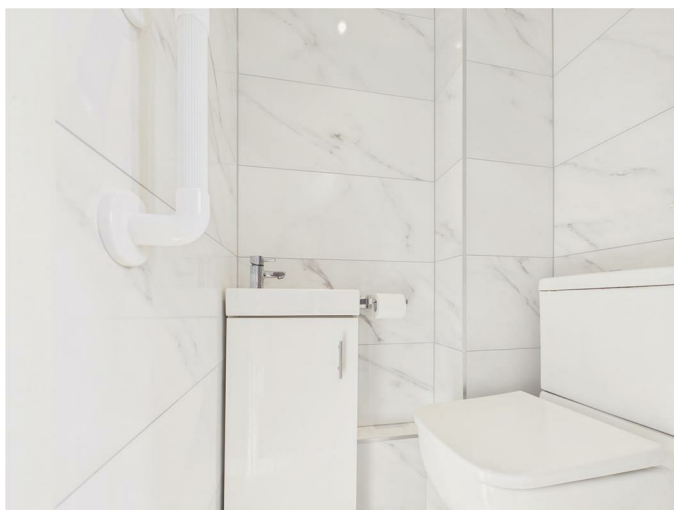
REAR LOBBY



LOUNGE



GROUND FLOOR WC



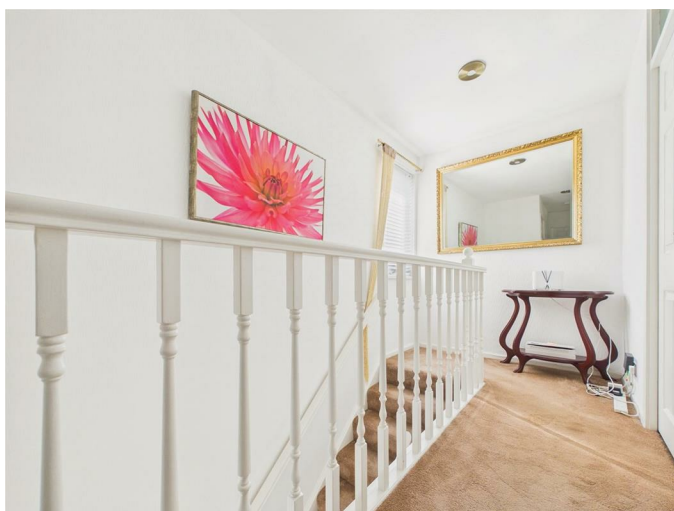
KITCHEN



DINING ROOM



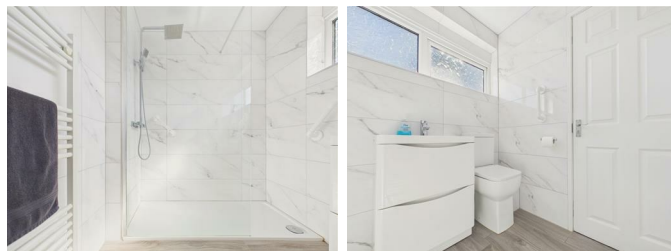
ACCOMMODATION TO FIRST FLOOR



BEDROOM ONE



SHOWER ROOM/W.C



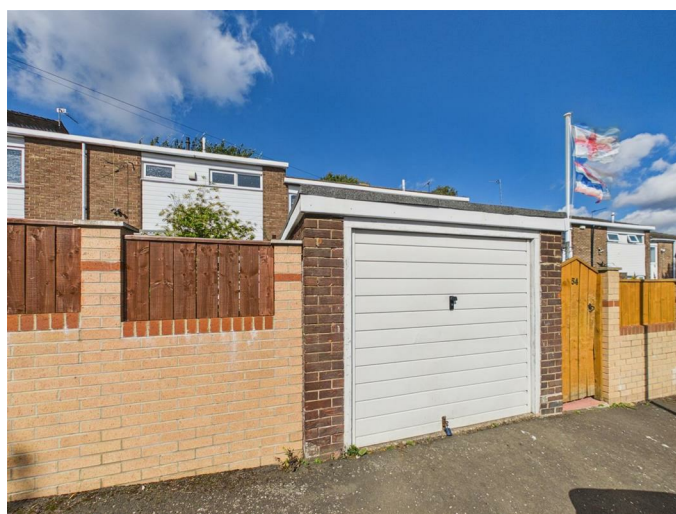
EXTERNAL



BEDROOM TWO



GARAGE



BEDROOM THREE



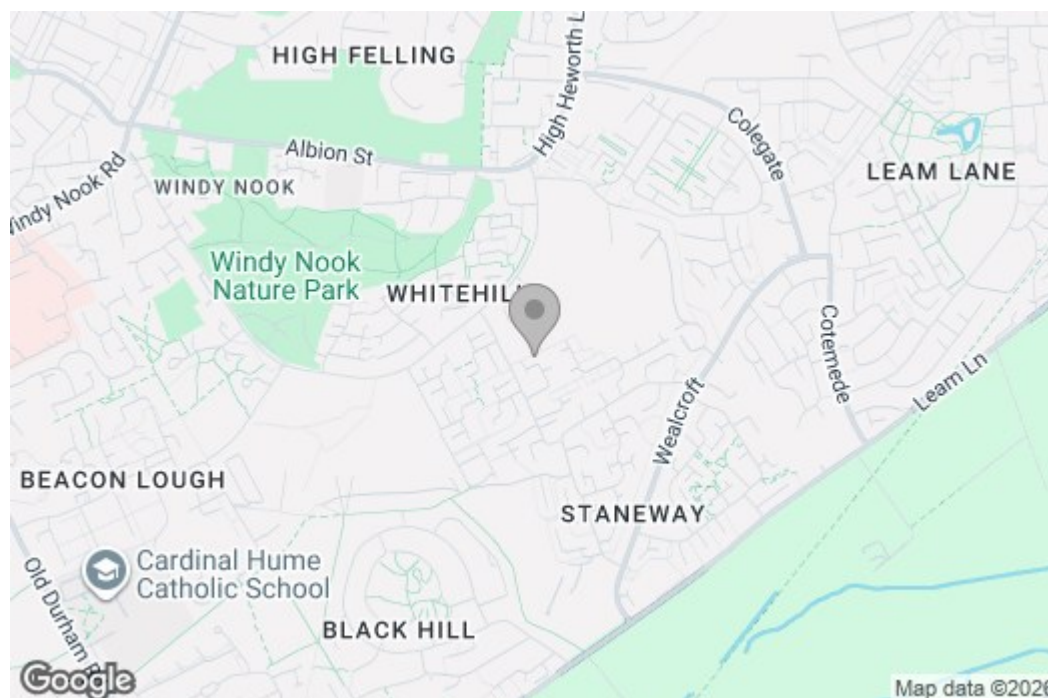
Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan



Area Map



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, purchaser 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 firm's employment has the authority to make or give a representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	