



2 Woodburn Gardens, Gateshead, NE11 9RS

£155,000

Located in the sought-after area of Woodburn Gardens, this well-presented semi-detached house offers a delightful blend of comfort and style. The property boasts spacious accommodation throughout, beginning with a welcoming entrance hallway that leads into a charming lounge. This inviting space features a living flame effect fire and a window that provides delightful views, seamlessly connecting to the dining room. The dining room is perfect for entertaining, with patio doors that open onto a lovely decked patio area, ideal for enjoying al fresco dining or simply relaxing in the sun. The breakfasting kitchen is a chef's dream, equipped with modern integrated appliances including a double oven, eye-level microwave, dishwasher, and fridge/freezer, ensuring that meal preparation is both convenient and enjoyable. On the first floor, the landing grants access to a partially floored loft, providing additional storage space. The main bedroom is generously sized and features built-in sliding door wardrobes, while a further bedroom offers versatility for guests or a home office. The bathroom has been thoughtfully re-fitted by the current vendor, adding a touch of modern elegance. Outside, the property benefits from a driveway and a single garage, providing ample parking for residents and visitors alike. With stunning views to the front, this lovely home is not only a comfortable retreat but also a perfect setting for family life. Viewings are highly recommended to fully appreciate all that this property has to offer.

ENTRANCE HALLWAY

LOUNGE

13'8" x 11'4" into alcoves (4.18m x 3.46m into alcoves)



DINING ROOM

7'10" x 7'8" (2.41m x 2.35m)



BREAKFASTING KITCHEN

16'8" x 7'1" (5.09m x 2.17m)



FIRST FLOOR LANDING

BEDROOM ONE

10'9" x 10'4" exc recess (3.29m x 3.16m exc recess)



BEDROOM TWO

9'3" x 7'10" (2.84m x 2.40m)



BATHROOM

6'1" x 5'8" (1.87m x 1.75m)



EXTERNAL



GARAGE

17'9" x 7'9" (5.42m x 2.37m)

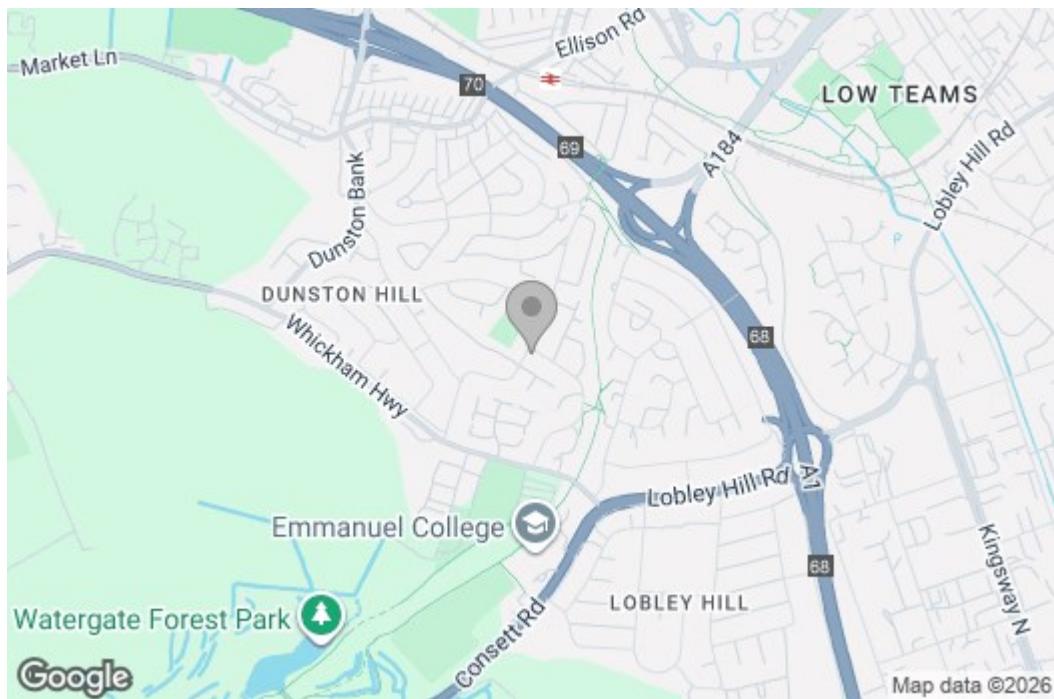
[Property disclaimer](#)

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 firms employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

