



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)

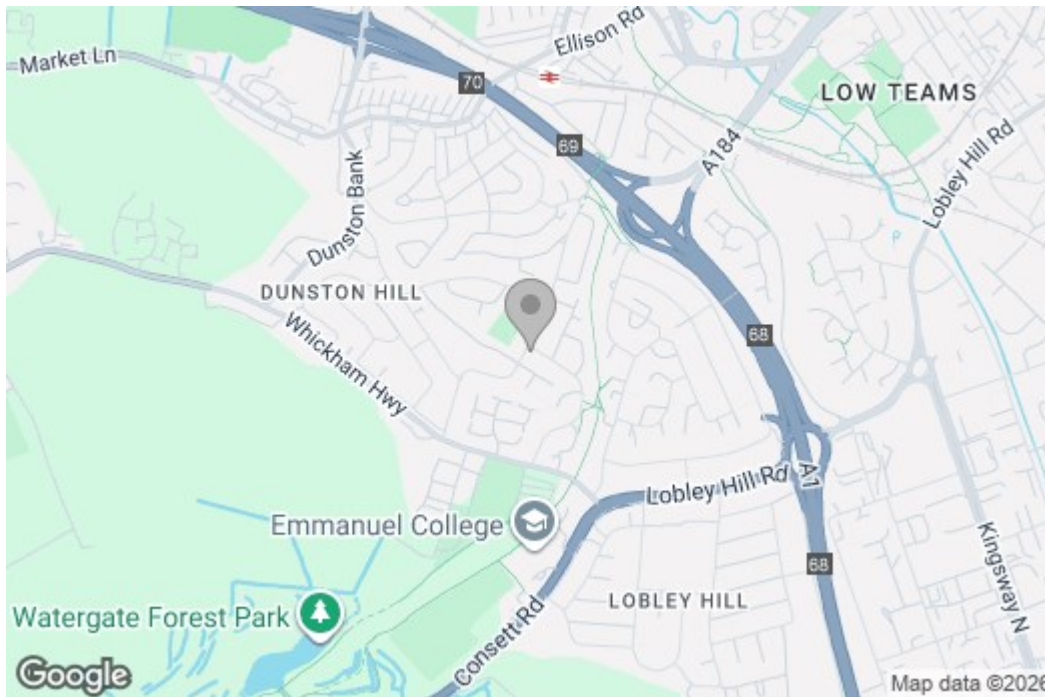
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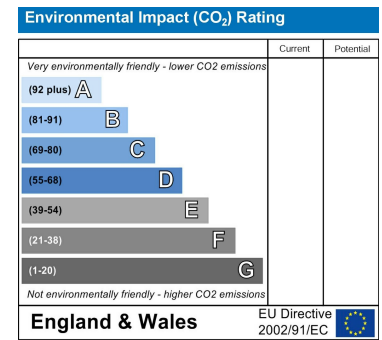
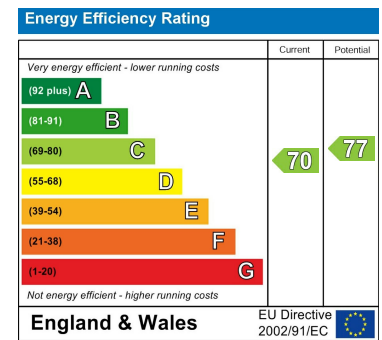
Floor Plan



Area Map



Energy Efficiency Graph



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