

# SIGNATURE

## NORTH EAST

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📍 Woodgate Gardens, Gateshead NE10 0ST



# Woodgate Gardens, Gateshead NE10 0ST

**Asking Price**  
**£165,000**

Signature North East are delighted to welcome to the market this three bedroom semi-detached property, ideally located in Gateshead. Set within a great location, the home offers an excellent balance of residential comfort and everyday convenience. The area benefits from strong transport links, including easy access to the A1 and A184 for commuters, as well as nearby Metro and bus services providing quick journeys into Newcastle upon Tyne and across the wider Tyne and Wear region. Residents also enjoy a range of local shops, supermarkets and schools, along with nearby green spaces and riverside walks, making this an ideal home for families, professionals and first-time buyers alike.

Upon entering the property through the porch, you are welcomed into the central hallway. The first step leads you into the large living room, which offers ample space for desired furnishings. A large bay window fills the room with natural light, while the bright décor and gorgeous fireplace create a warm and inviting atmosphere. The kitchen offers a plethora of space through attractive base units, complemented by generous countertop space, and is complete with integrated appliances including an oven and induction hob. From here, sliding doors lead into the conservatory, and there is also the added benefit of a convenient downstairs W.C.

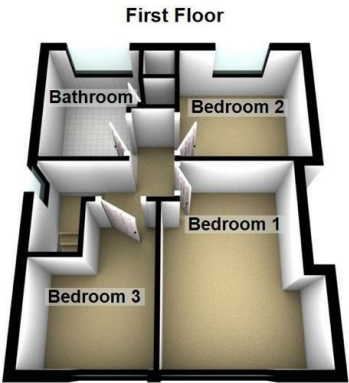
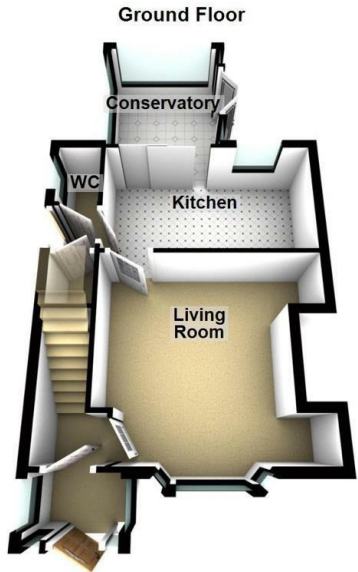
Continuing your journey to the first floor, you will discover three bedrooms. Bedroom one can comfortably accommodate a double bed along with additional furnishings, while bedrooms two and three are well suited to single beds with further storage or furniture. Completing this floor is the bathroom, featuring a bathtub with overhead shower, hand basin and W.C.

Externally, this home offers a garden laid mainly to lawn, alongside an ample patio area that is perfect for outdoor furniture and entertaining. On-street parking is available to the front of the property, with no permit required, providing added convenience for residents and visitors alike.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 75.5 sq. metres (812.8 sq. feet)

## Measurements:

Living Room  
13'0" x 14'4"

Kitchen  
7'9" x 14'2"

Conservatory  
8'9" x 8'0"


WC  
2'11" x 4'5"

Bedroom One  
12'8" x 8'5"

Bedroom Two  
7'8" x 8'6"

Bedroom Three  
9'10" x 7'8"

Bathroom  
6'3" x 8'2"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 









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