GORDON
BROWN
SALES & LETTING

12 Woodstock Road, Gateshead, NE9 7TS

Offers Over £209,950

Nestled on the picturesque Woodstock Road, this stunning end link house offers a perfect blend of modern living and comfort. With its fabulous views and a convenient double driveway at the front, this property is sure to impress. Upon entering, you are welcomed by a spacious entrance porch and hallway, adorned with stylish LVT flooring and an elegant glass and oak balustrade. The lounge is a highlight of the home, featuring a contemporary media wall and a living flame effect fire, creating a warm and inviting atmosphere. This space seamlessly flows into the dining room, making it ideal for entertaining family and friends. The well-appointed kitchen boasts integrated appliances, including an oven, eye-level microwave, dishwasher, washing machine, and fridge/freezer, ensuring that all your culinary needs are met. French doors lead from the kitchen to the rear patio, perfect for enjoying al fresco dining or simply soaking up the sun. On the first floor, you will find three generously sized bedrooms, each equipped with built-in wardrobes, providing ample storage space. The family bathroom is both stylish and functional, catering to the needs of the household. The property features low maintenance gardens to the front, side, and rear, allowing you to enjoy outdoor space without the hassle of extensive upkeep. The enclosed rear garden benefits from the South Western sunshine, making it a delightful spot for relaxation. With ample off-street parking provided by the double driveway and single garage this quality family home is a must-see. Viewings are essential to fully appreciate the charm and elegance this property has to offer.

ENTRANCE PORCH

ENTRANCE HALLWAY

LOUNGE
15'7" x 12'0" (4.75m x 3.67m)

DINING ROOM
10'0" x 9'6" (3.05m x 2.90m)

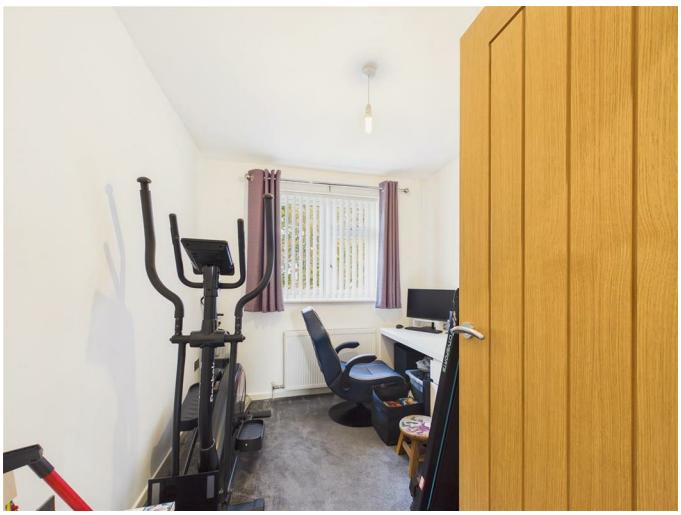
KITCHEN
9'10",88'6" x 6'6",229'7" (3,27m x 2,70m)

FIRST FLOOR LANDING

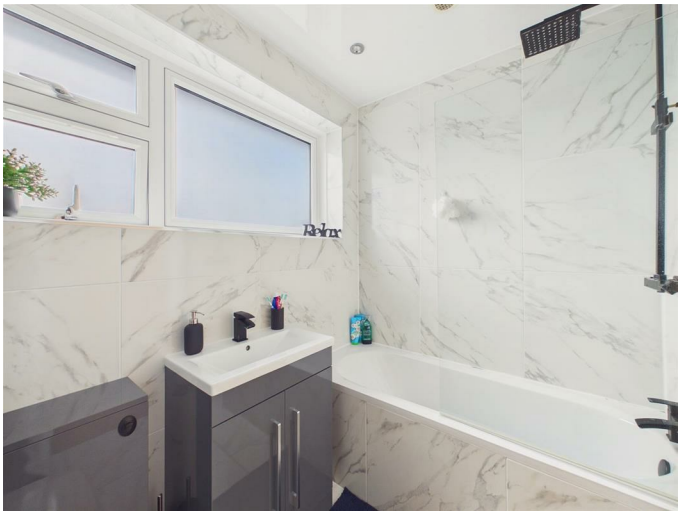
BEDROOM ONE
12'9" x 10'6" (3.90m x 3.21m)

BEDROOM TWO
12'7" x 10'10" (3.84m x 3.31m)

BEDROOM THREE
10'0" x 8'1" (3.06m x 2.47m)



FAMILY BATHROOM
7'3" x 5'10" (2.22m x 1.78m)



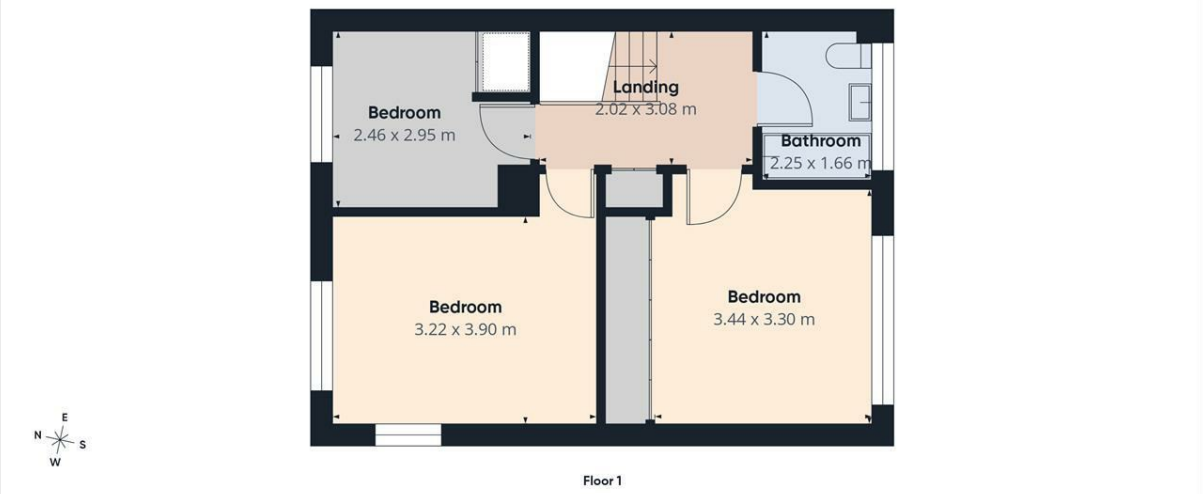
EXTERNAL

DOUBLE DRIVEWAY

GARAGE

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



Approximate total area(1)

85.2 m²

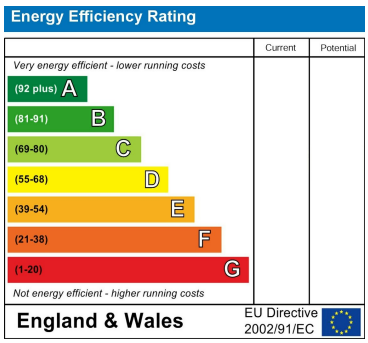
(1) Excluding balconies and terraces

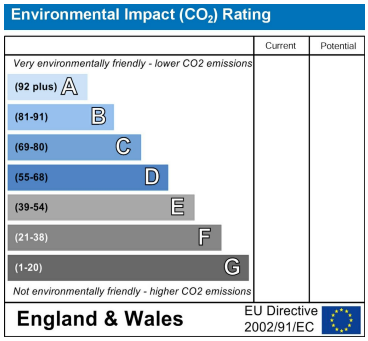
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Area Map

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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.

429 Durham Road
Gateshead
NE9 5AN

0191 4874211
home@gordon-brown.co.uk
www.gordon-brown.co.uk