



108 Woodbine Street, Bensham, Gateshead, Tyne & Wear, NE8 1SS

Offers Over £140,000



## Key features

- MAISONETTE
- THREE DOUBLE BEDROOMS
- FITTED KITCHEN
- MODERN SHOWER ROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- WALKING DISTANCE TO CITY CENTRE
- VIEWING ADVISED



## Description

We offer to the sales market this well presented maisonette on Woodbine Street in Bensham, Gateshead. With three generously sized double bedrooms, this property is ideal for families or professionals seeking ample living space.

The heart of the home is a well-appointed fitted kitchen, designed to meet all your culinary needs, making meal preparation a pleasure. The modern shower room adds a touch of contemporary style, ensuring that your daily routines are both efficient and enjoyable.

One of the standout features of this maisonette is its proximity to the city centre, providing easy access to a wealth of amenities, including shops, restaurants, and public transport links. This location is perfect for those who appreciate the vibrancy of urban living while still enjoying the tranquillity of a residential area.

The inviting reception room serves as a welcoming space for relaxation and socialising, making it an excellent spot for entertaining guests or unwinding after a long day.

In summary, this maisonette on Woodbine Street is a fantastic opportunity for anyone looking to settle in a well-connected area of Gateshead, combining spacious living with modern conveniences. Don't miss the chance to make this lovely property your new home.



ENTRANCE HALL

STAIRWAY/LANDING

LOUNGE

19'10 x 16'3

DINING

14'1 x 11'4

KITCHEN

13'3 x 7'1

SHOWER ROOM

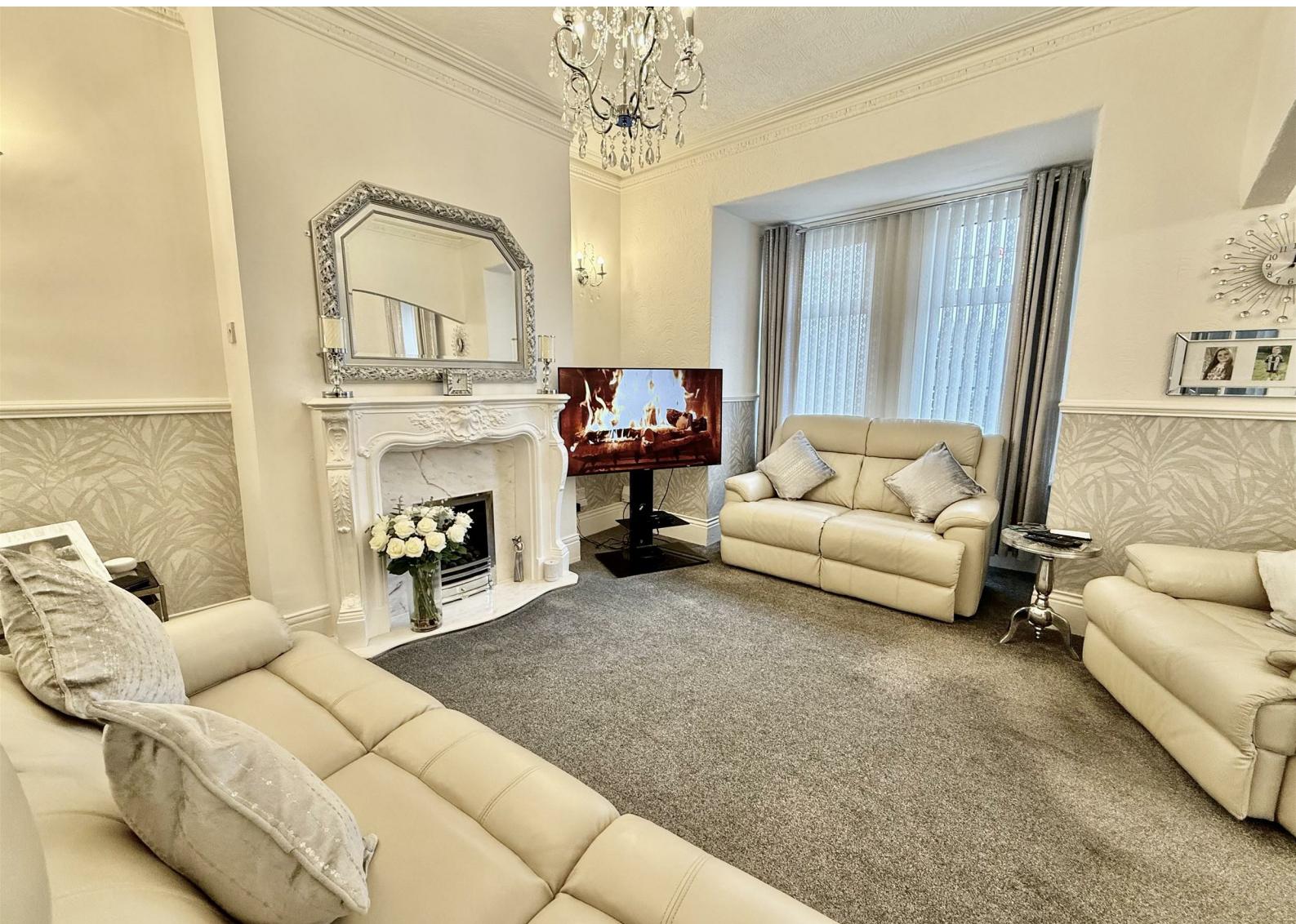
BEDROOM THREE

10'10 x 7'10

STAIRWAY/LANDING

BEDROOM ONE

19'9 x 10'4







## BEDROOM TWO

14'10 x 10'5

## EXTERNAL

## DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.



Total Area: 106.2 m<sup>2</sup> ... 1143 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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