



WOOD STREET



3 1 1

- Freehold
- Three Bedrooms
- Ideal First Time Buy
- Front and Rear Gardens
- Call For More Information
- No Upper Chain
- End Terrace
- Popular Location
- Council Tax Band \*A\*





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/BoTijlByHoM> \*\*

Jan Forster Estates welcome to the market this three bedroom end terrace property, positioned in a semi-rural location and within easy reach of Gateshead and Newcastle City Centre. Offered for sale with the benefit of no upper chain.

Briefly comprising to the ground floor; entrance hallway, spacious lounge through dining room, kitchen with wall and floor units, integrated oven and hob and a rear porch. To the first floor there are three good-sized bedrooms and a family bathroom WC. The property further benefits from gas central heating and double glazing. Externally there is a garden to the front and side access to the rear courtyard.

Early viewings come highly recommended. For more information please call our Gateshead office on 0191 487 0800.

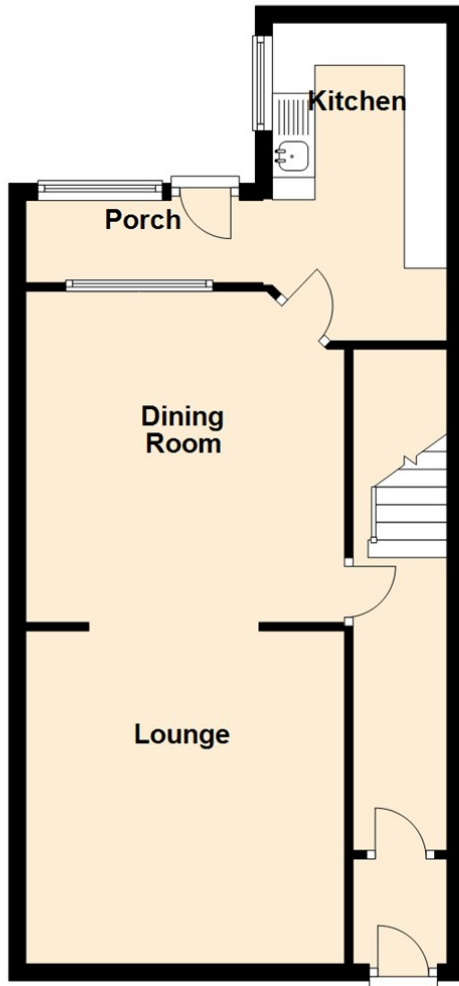
#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

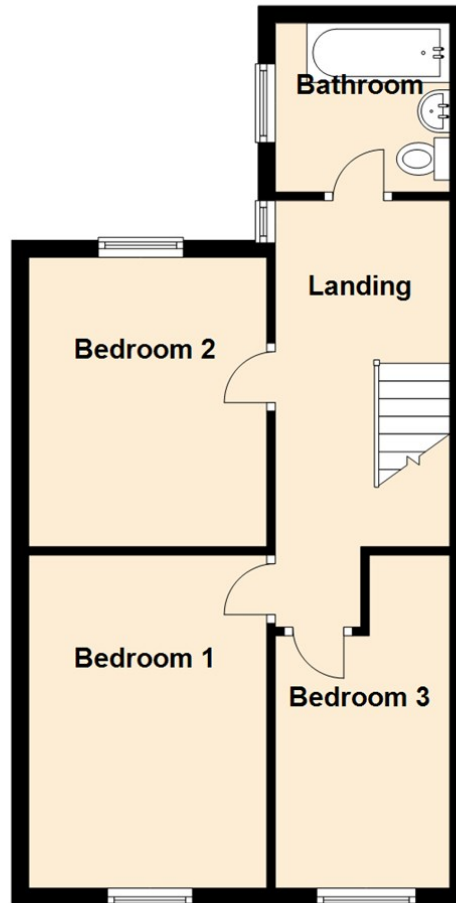
Council Tax band \*A\*



Ground Floor



First Floor



Lounge 12'10" x 13'5" (3.93 x 4.09)

Kitchen 12'3" x 6'8" (3.74 x 2.05)

Dining Room 13'7" x 12'11" (4.15 x 3.96)

Bedroom One 9'7" x 12'11" (2.93 x 3.94)

Bedroom Two 10'4" x 13'5" (3.17 x 4.09)

Bedroom Three 12'11" x 6'11" (3.94 x 2.12)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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