



## 14 Woodstock Road, Low fell, NE9 7TS

£185,000

Beautifully presented mid terraced house situated on Woodstock Gardens within this desirable location. The home benefits from gas central heating and uPVC double glazing. A light and airy hallway provides access into the living room which has a feature fire surround, double doors open into the dining room with open access into the kitchen and French doors opening into the conservatory. The kitchen has an integrated oven. Handy ground floor w/c for family and guests. Ascending to the first floor landing which provides access into the main bedroom with built in wardrobes, two further good-sized bedrooms, all offering a lovely outlook. A family bathroom completes the first floor. Low maintenance gardens to the front and the rear and a detached single garage providing off street parking. Arrange a viewing now to become a step closer to owning your own dream home. FREEHOLD.



## ENTRANCE HALLWAY



## LIVING ROOM

15'6" x 11'10" (4.74m x 3.61m)



## DINING ROOM

13'6" x 9'5" (4.14m x 2.89m)



## CONSERVATORY

7'11" x 7'11" (2.42m x 2.42m)



## KITCHEN

9'10" x 8'9" (3.02m x 2.69m)



## GROUND FLOOR W/C



## FIRST FLOOR LANDING



## BATHROOM

8'4" x 6'5" (2.55m x 1.97m)



## BEDROOM ONE

12'8" x 10'6" (3.88m x 3.21m)



## BEDROOM TWO

12'3" x 9'4" (3.75m x 2.85m)



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.

## BEDROOM THREE

9'8" x 6'10" (2.95m x 2.10m)



## DETACHED GARAGE

### EXTERNAL

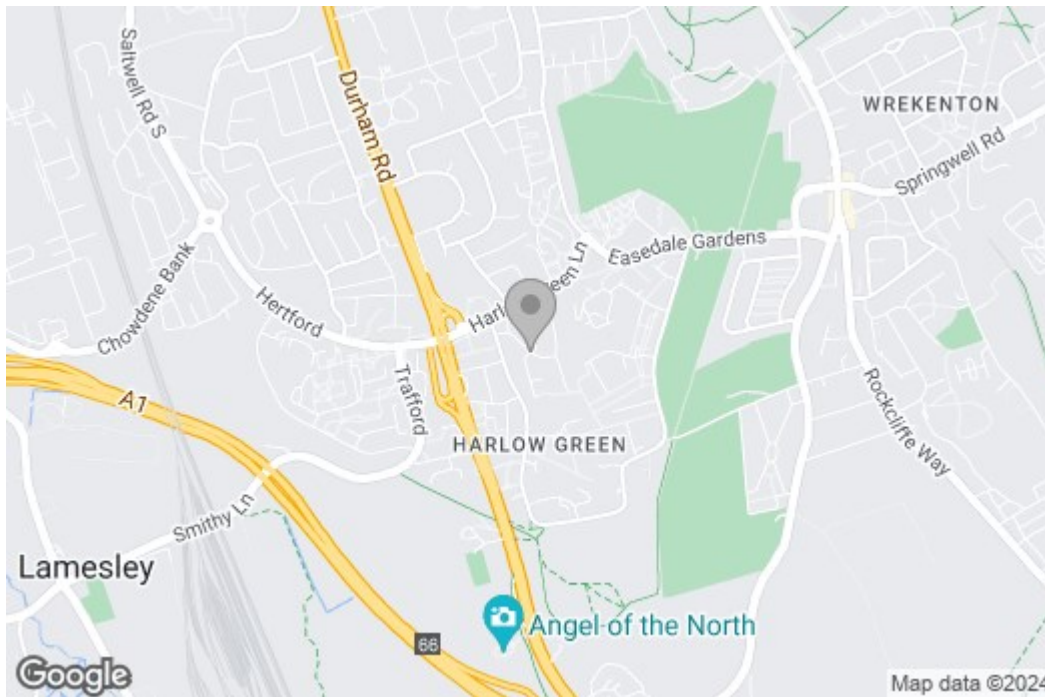


### Property disclaimer

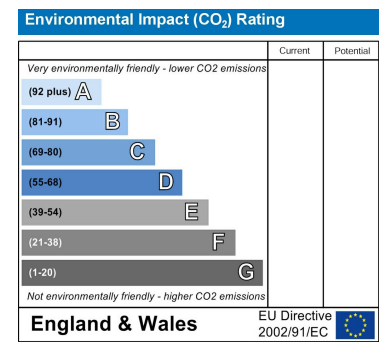
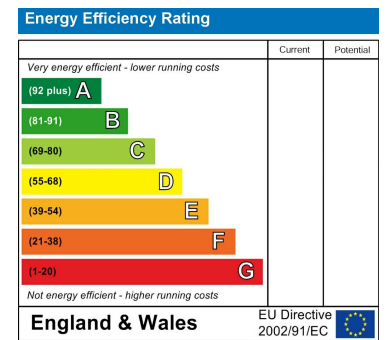
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# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and 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 firm's employment has the authority to make or give a representation or warranty in respect of the property.