



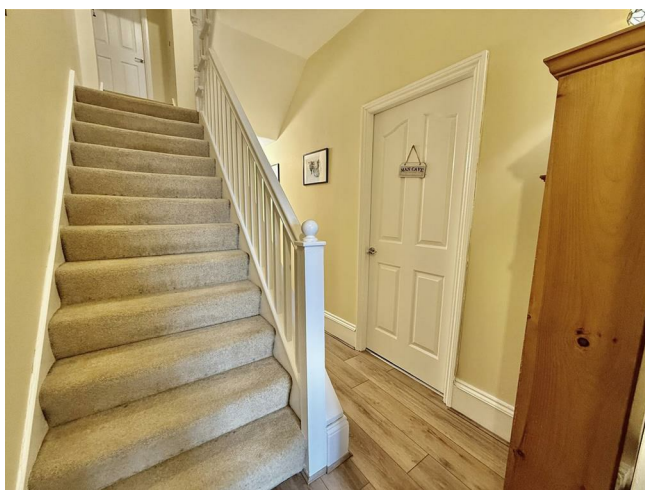
2 Woodbine Terrace, Pelaw, Gateshead, Tyne & Wear, NE10 0QJ

Offers Over £175,000



## Key features

- TERRACED HOUSE
- THREE BEDROOMS
- SEPERATE DINING ROOM
- FITTED KITCHEN
- MODERN BATHROOM WITH SEPERATE W.C
- DOWNSTAIRS W.C
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- PRIVATE YARD
- VIEWING ADVISED



## Description

Woodbine Terrace, Pelaw, Gateshead, this delightful mid-terraced house offers a perfect blend of original Victorian features and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

As you enter, you are greeted by a welcoming reception room that exudes character and warmth, showcasing the beautiful Victorian architecture. The separate dining room provides an excellent space for entertaining guests or enjoying family meals, making it a versatile area for various occasions.

The heart of the home is undoubtedly the modern fitted kitchen, which boasts contemporary appliances and ample storage, ensuring that cooking and meal preparation are a pleasure. This space is designed to cater to the needs of today's lifestyle while maintaining the charm of the property.

The bathrooms are conveniently located and offers a practical layout, serving the needs of the household with ease.

This property not only provides comfortable living spaces but also benefits from its prime location in Pelaw, which is well-connected to local amenities and transport links, making it an excellent choice for those commuting to nearby cities.

In summary, this mid-terraced house on Woodbine Terrace is a wonderful opportunity for anyone looking to enjoy the character of a Victorian home while benefiting from modern conveniences. Don't miss the chance to make this charming property your new home.



ENTRANCE HALL

LOUNGE  
13'6 x 13'2

DINING  
14'3 x 10'8

KITCHEN  
21'4 x 7'1

REAR HALL

DOWNSTAIRS W.C.  
3'9 x 2'8

LANDING

BEDROOM ONE  
14 x 10'7

BEDROOM TWO  
13'6 x 10'6

BEDROOM THREE  
13'7 x 6'2







#### BATHROOM

8'2 x 7'7

#### W.C.

3'9 x 2'8

#### EXTERNAL

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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.

2 Woodbine Terrace



**Ground Floor** **First Floor**  
 Total Area: 111.0 m<sup>2</sup> ... 1195 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(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	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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