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21
Woolsington
Gardens
Newcastle Upon
Tyne
NE13 8AP

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3



1



2



D



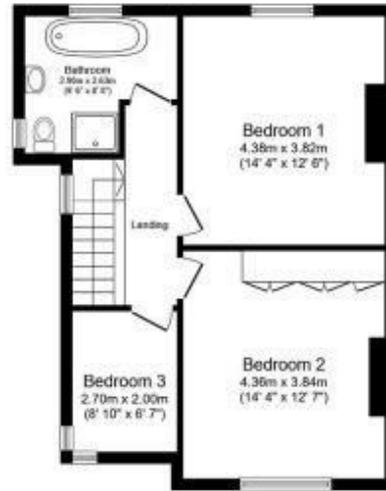
Offers Over
£399,950

A superbly presented and appointed 3 bedrooomed semi detached house, pleasantly situated within this highly sought after and conveniently located village. Considerably updated and improved by the current owners and benefiting from a generous south west facing rear garden.





Ground Floor
Floor area 86.1 sq.m. (926 sq.ft.)



First Floor
Floor area 53.8 sq.m. (579 sq.ft.)

Total floor area: 139.9 sq.m. (1,505 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D
Council Tax Band: D

DIRECTIONS

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