

FOR SALE

28 Goodwood Avenue, Gateshead, NE8 4YE

Offers Over £165,000

- Ideal first-time buyer home in move-in ready condition
- Large block-paved driveway providing off-street parking for multiple vehicles
- Contemporary fitted kitchen with wooden worktops and integrated appliances
- Two well-proportioned bedrooms, including main bedroom with fitted wardrobes
- Spacious corner plot offering additional privacy and outdoor space
- Bright and modern living room with feature fireplace
- Rear dining extension with French doors opening onto the garden
- Stylish, recently updated bathroom with shower over bath

THE PROPERTY

Welcome to this beautifully presented two-bedroom home on Goodwood Avenue, offering stylish interiors, generous outdoor space and fantastic off-street parking – an ideal opportunity for first-time buyers looking for a property that is ready to move straight into.

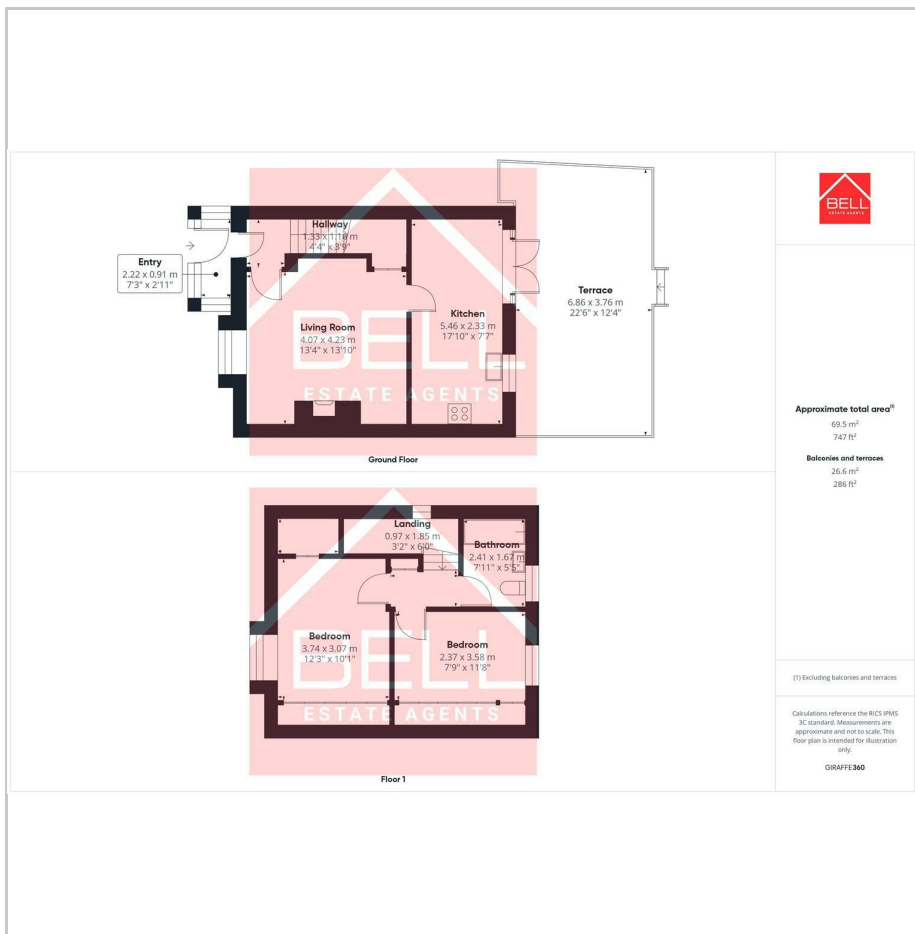
Set on a spacious corner plot, the property immediately impresses with a large block-paved driveway providing ample parking for multiple vehicles, along with a well-kept lawned garden. The position offers a greater sense of space and privacy than many comparable homes, making it particularly appealing for those seeking both practicality and kerb appeal.

Internally, the home is bright, modern and well maintained throughout. The welcoming living room is a comfortable and inviting space, centred around a contemporary feature fireplace and offering plenty of room for both relaxing and entertaining. Neutral décor and quality flooring create a fresh, move-in-ready feel.

To the rear, the kitchen is fitted with modern units, wooden worktops and integrated appliances, designed in an efficient galley layout. This leads seamlessly into a dining area within the rear extension, a standout feature of the home. With French doors opening onto the garden, this space is filled with natural light and provides the perfect setting for everyday dining or hosting guests.

Upstairs, there are two well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes, while the second bedroom offers flexibility as a child's room, guest room or home office. The bathroom has been stylishly updated with contemporary tiling, a modern suite and a shower over bath.

Externally, the rear garden is designed for both relaxation and family use, featuring a spacious decking area ideal for outdoor seating, alongside a lawn and patio area. The garden is fully enclosed, making it safe and private, and also benefits from a useful storage shed.



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

