



108 Woodbine Street, Bensham, Gateshead, Tyne & Wear, NE8 1SS

Offers Over £140,000



## Key features

- MAISONETTE
- THREE DOUBLE BEDROOMS
- FITTED KITCHEN
- MODERN SHOWER ROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- WALKING DISTANCE TO CITY CENTRE
- VIEWING ADVISED



## Description

We offer to the sales market this well presented maisonette on Woodbine Street in Bensham, Gateshead. With three generously sized double bedrooms, this property is ideal for families or professionals seeking ample living space.

The heart of the home is a well-appointed fitted kitchen, designed to meet all your culinary needs, making meal preparation a pleasure. The modern shower room adds a touch of contemporary style, ensuring that your daily routines are both efficient and enjoyable.

One of the standout features of this maisonette is its proximity to the city centre, providing easy access to a wealth of amenities, including shops, restaurants, and public transport links. This location is perfect for those who appreciate the vibrancy of urban living while still enjoying the tranquillity of a residential area.

The inviting reception room serves as a welcoming space for relaxation and socialising, making it an excellent spot for entertaining guests or unwinding after a long day.

In summary, this maisonette on Woodbine Street is a fantastic opportunity for anyone looking to settle in a well-connected area of Gateshead, combining spacious living with modern conveniences. Don't miss the chance to make this lovely property your new home.



ENTRANCE HALL

STAIRWAY/LANDING

LOUNGE

19'10 x 16'3

DINING

14'1 x 11'4

KITCHEN

13'3 x 7'1

SHOWER ROOM

BEDROOM THREE

10'10 x 7'10

STAIRWAY/LANDING

BEDROOM ONE

19'9 x 10'4







## BEDROOM TWO

14'10 x 10'5

### EXTERNAL

### DISCLAIMER SALES

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### Energy Efficiency Rating

|                                                    | Current                    | Potential                                                                           |
|----------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                     |
| (92 plus) <b>A</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 energy efficient - higher running costs</i> |                            |                                                                                     |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

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

|                                                            | Current                    | Potential                                                                             |
|------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| <i>Very environmentally friendly - lower CO2 emissions</i> |                            |                                                                                       |
| (92 plus) <b>A</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 CO2 emissions</i> |                            |                                                                                       |
| <b>England &amp; Wales</b>                                 | EU Directive<br>2002/91/EC |  |

212 High Street  
Gateshead  
Tyne And Wear  
NE8 1AQ  
0191 500 8 500  
info@carouselestateagents.com  
<https://www.carouselestateagents.com>

