



3



1



2

• **\*\*FOR SALE BY MODERN AUCTION\*\***

- Dining Room
- Cloaks WC & Garage
- Council Tax Band D / EPC rating D

- 3 Bedrooms

- Kitchen
- For sale by Modern Auction-T & C's apply. Subject to Reserve price.

- Living Room

- Bathroom
- Buyers fees apply. The Modern method of Auction.



**\*\*FOR SALE BY MODERN AUCTION\*\***

A 3 bedroom semi detached house, with mature gardens situated within this sought after village, ideal for commuting into Newcastle, the Airport and Ponteland. With gas central heating and sealed unit double glazing, this property offers great potential and excellent family accommodation. The Entrance Porch opens to the Entrance Hall with cloaks WC and stairs to the first floor. The Living room with large bay window to front, electric fire with traditional style surround opens to the Dining Room with sliding patio doors to the rear garden. The Kitchen is fitted with a range of base and wall units and door to the garage. The First Floor Landing has access to the loft. Bedroom 1 is to the front, fitted with a range of cupboard units. Bedroom 2 also has fitted wardrobes and is to the rear, whilst Bedroom 3 is to the front. The Bathroom is fitted with a corner shower enclosure, bath, wash basin and a WC. The Garage has access door to the front and door and window to rear. Externally, the Front Garden has a block paved driveway to the garage. The Rear Garden with patio and a variety of plants and shrubs. Wooslington is conveniently located with good road links as well as a metro station providing excellent access throughout Tyneside and surrounding areas.

The property would benefit from modernising, and presents an opportunity to create a superb home to the purchasers own taste and requirements.

**Entrance Porch**

**Entrance Hall**

**Cloaks WC**

**Living Room**

**Dining Room**

**Kitchen**

**Bedroom 1**

**Bedroom 2**

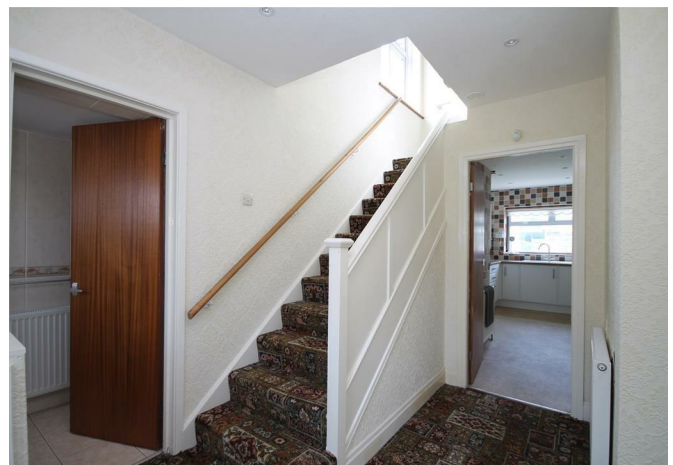
**Bedroom 3**

**Garage**

**Bathroom WC**

**Auctioneers Comments**

*\*Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current D Potential B

Council Tax Band: D

Distance from School:

Distance from Metro:

Distance from Village Centre:

*Please note all sizes and distances are approximate.*

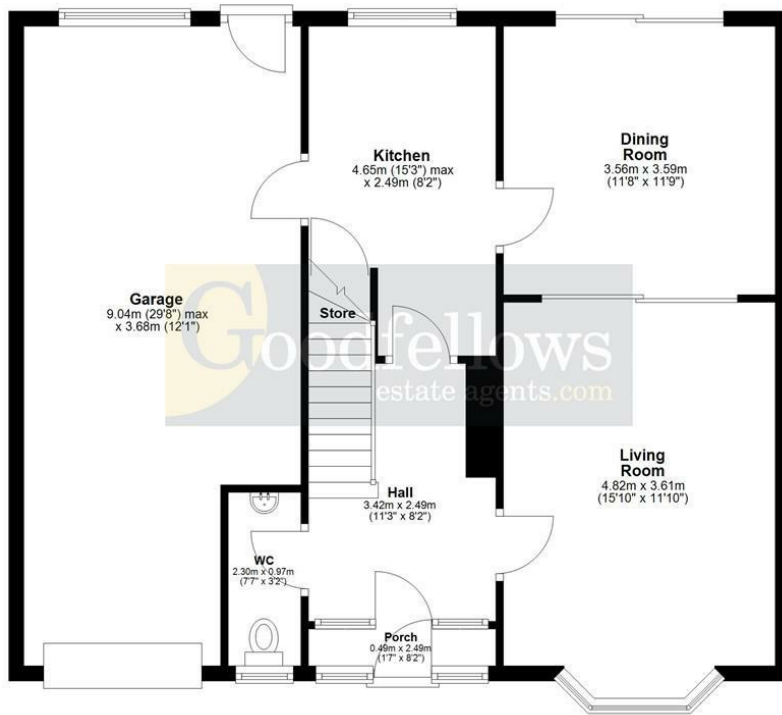
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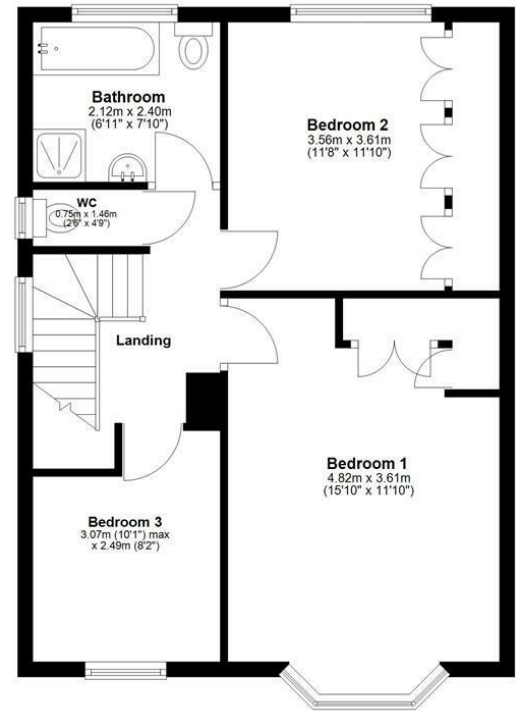
Verified reviews from our clients



## Ground Floor



## First Floor



Total area: approx. 137.5 sq. metres (1479.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.