

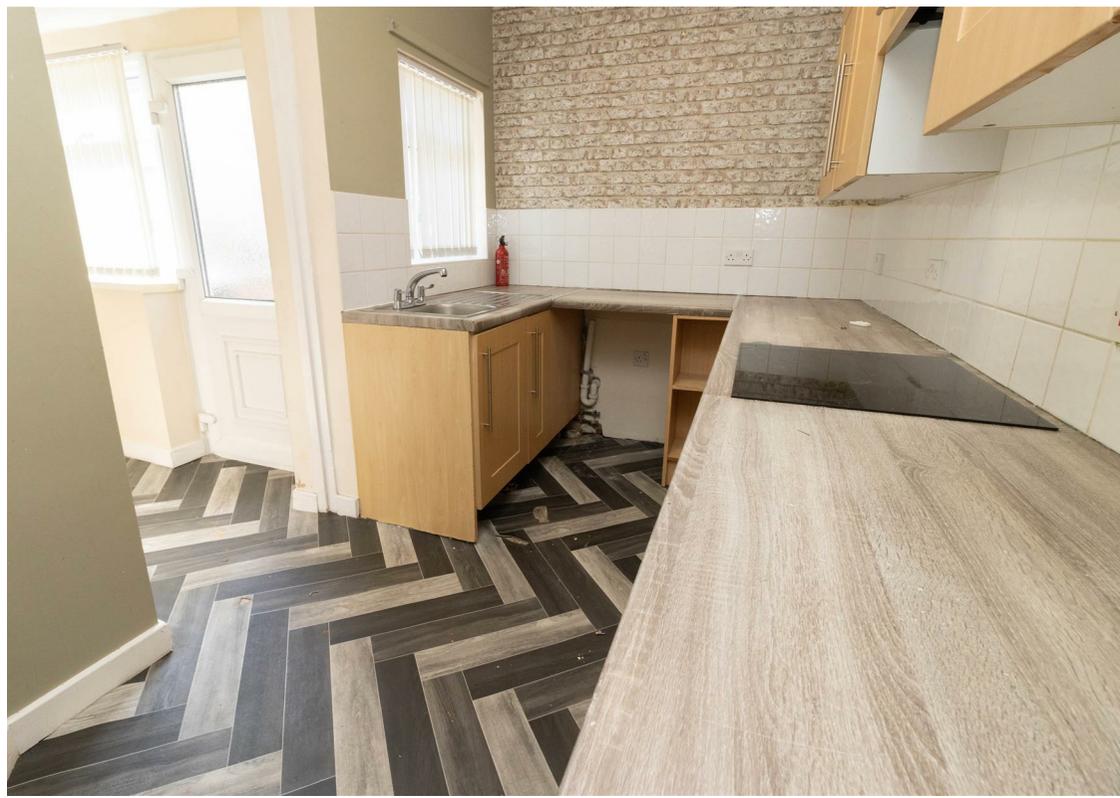


WOOD STREET



3 1 1

- Freehold
- Three Bedrooms
- Ideal First Time Buy
- Front and Rear Gardens
- Call For More Information
- No Upper Chain
- End Terrace
- Popular Location
- Council Tax Band \*A\*





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/BoTijlByHoM> \*\*

Jan Forster Estates welcome to the market this three bedroom end terrace property, positioned in a semi-rural location and within easy reach of Gateshead and Newcastle City Centre. Offered for sale with the benefit of no upper chain.

Briefly comprising to the ground floor; entrance hallway, spacious lounge through dining room, kitchen with wall and floor units, integrated oven and hob and a rear porch. To the first floor there are three good-sized bedrooms and a family bathroom WC. The property further benefits from gas central heating and double glazing. Externally there is a garden to the front and side access to the rear courtyard.

Early viewings come highly recommended. For more information please call our Gateshead office on 0191 487 0800.

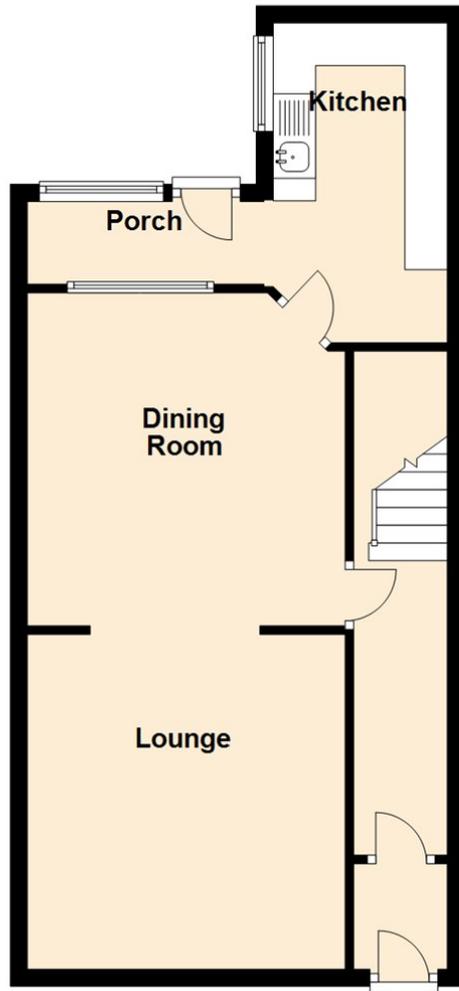
#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

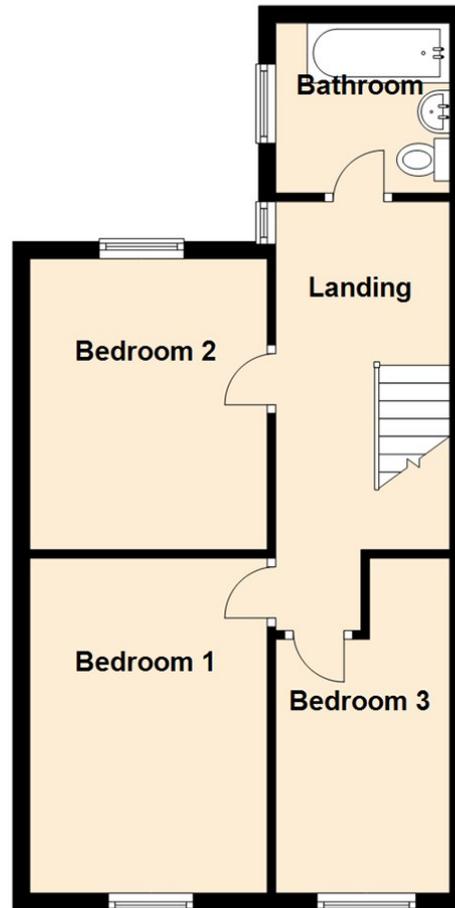
Council Tax band \*A\*



Ground Floor



First Floor



Lounge 12'10" x 13'5" (3.93 x 4.09)

Kitchen 12'3" x 6'8" (3.74 x 2.05)

Dining Room 13'7" x 12'11" (4.15 x 3.96)

Bedroom One 9'7" x 12'11" (2.93 x 3.94)

Bedroom Two 10'4" x 13'5" (3.17 x 4.09)

Bedroom Three 12'11" x 6'11" (3.94 x 2.12)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Gosforth 0191 236 2070  
 Newcastle 0191 284 4050  
 High Heaton 0191 270 1122  
 Tynemouth 0191 257 2000  
 Low Fell 0191 487 0800  
 Property Management Centre 0191 236 2680



[www.janforsterestates.com](http://www.janforsterestates.com)

