



Woodbrook Avenue Slatyford

- Mid Terraced House
- Investment Opportunity
- Two Bedrooms
- Gardens to Front & Rear
- Popular Location

Asking Price: £125,000

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WOODBROOK AVENUE, SLATYFORD, NEWCASTLE UPON TYNE NE5 2XR

Offered for sale is this mid terraced house located in Slatyford. The accommodation to the ground floor briefly comprises of porch, hallway, lounge, kitchen and utility. To the first floor is a landing, two bedrooms and bathroom. Externally, there are gardens to the front and rear.

The property benefits from gas central heating and double glazing throughout.

Early viewing is recommended.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Tenure

It is understood that this property is freehold. Should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Council Tax Band: E

EPC Rating: A

Porch

Hallway

Stairs to first floor landing. Radiator.

Lounge 10' 3" x 17' 11" (3.12m x 5.46m)

Double glazed window to the front. Radiator. French doors to the rear.

Kitchen 10' 1" x 8' 6" (3.07m x 2.59m)

Double glazed window to the rear. Sink/drainer. Plumbed for washing machine. Gas booker point. Radiator.

Utility 7' 4" x 5' 7" (2.23m x 1.70m)

Door to the rear. Wall/base units.

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First Floor Landing

Double glazed window to the side. Loft access.

Bedroom One 17' 9" x 8' 11" (5.41m x 2.72m)

Double glazed window to the front. Radiator.

Bedroom Two 11' 8" x 8' 8" (3.55m x 2.64m)

Double glazed window to the rear. Radiator.

Bathroom

Shower cubicle. Frosted double glazed window to the rear.
Storage cupboard. Low level WC. Pedestal wash hand basin.
Radiator.



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