



## 4 bed maisonette to buy in NE8

Woodbine Street, Bensham, Gateshead,  
Tyne and Wear, NE8 1SS

**£120,000** Offers Over

 x4  x1  x2

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Four bedroom
- ✓ Maisonette
- ✓ Situated in the popular area of Bensham
- ✓ Rear yard
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

This marvellous four-bedroom maisonette property stands proudly in the popular residential area of Bensham, Gateshead. This delightful home is set across two floors offering a spacious living space that would make an excellent choice for families.

This splendid maisonette boasts four generously-proportioned bedrooms that are filled with plenty of natural light, creating welcoming personal retreats. Offering ample room for both rest and relaxation, these unique spaces can be adapted to suit the needs of your family.

A family bathroom serves these bedrooms, providing a modern suite with quality fixtures and fittings. This well-maintained bathroom is perfectly designed to cater to the bustle of morning rushes and calming evening wind downs.

The home comprises two versatile reception rooms which could be utilised as living rooms, dining areas or possibly a home office. The reception rooms are sizable and are highlighted by large windows, inviting an abundance of sunlight into your leisurely activity time or meal-sharing moments.

The kitchen is thoughtfully equipped, and spacious enough for comfortable meal-preparation experiences. This inviting space awaits your personal touch and culinary expertise to bring it to life.

This property offers a fusion of comfort and convenience, with positive natural elements that ease the stresses of everyday life. It promises a well-balanced life for its inhabitants with minutes away access to local amenities, transport links and schools.

An opportunity not to be missed, this maisonette in Bensham is perfect for those who value comfort without disregarding style and space. A suitable choice for Residential Sale, this extensive property could be the solid foundation of your dream home. We encourage interested buyers to schedule a viewing before this gem is gone.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 979 years

Price: Offers Over £120,000

Property Type: Maisonette

Parking: On Street

Heating: Gas

## Entrance hall

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## Landing

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## Dining room

3.09m x 3.58m (10'1" x 11'8")



## Kitchen

2.29m x 3.50m (7'6" x 11'5")



## Bedroom three

2.29m x 4.10m (7'6" x 13'5")



## Bathroom

1.67m x 2.34m (5'5" x 7'8")



## Lounge

3.65m x 5.50m (11'11" x 18'0")



## Bedroom four

2.28m x 2.24m (7'5" x 7'4")



## Stairs to second floor Landing

## Master bedroom

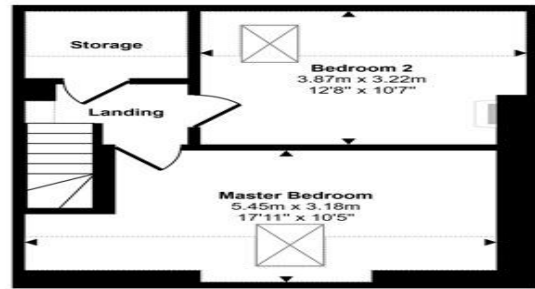
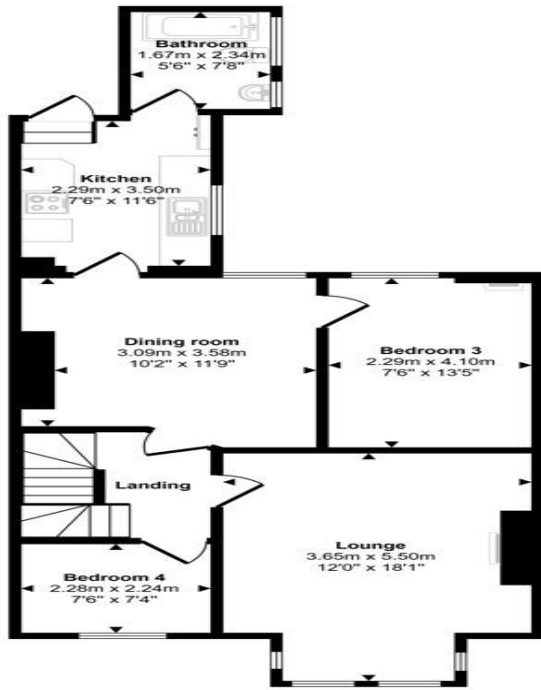
5.45m x 3.18m (17'10" x 10'5")



## Bedroom two



Approx Gross Internal Area  
107 sq m / 1153 sq ft



Second Floor  
Approx 39 sq m / 425 sq ft

First Floor  
Approx 68 sq m / 728 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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