

45 Woolsington  
Gardens  
Woolsington  
Newcastle Upon Tyne  
NE13 8AP

£450,000





45 Woolsington Gardens  
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- 4 Bedrooms
- Living Room
- Utility Room
- Bathroom
- South Facing Rear Garden
- Open Plan Kitchen/Dining/Living
- Conservatory
- Shower Room/WC
- Garage/Store
- No Onward Chain







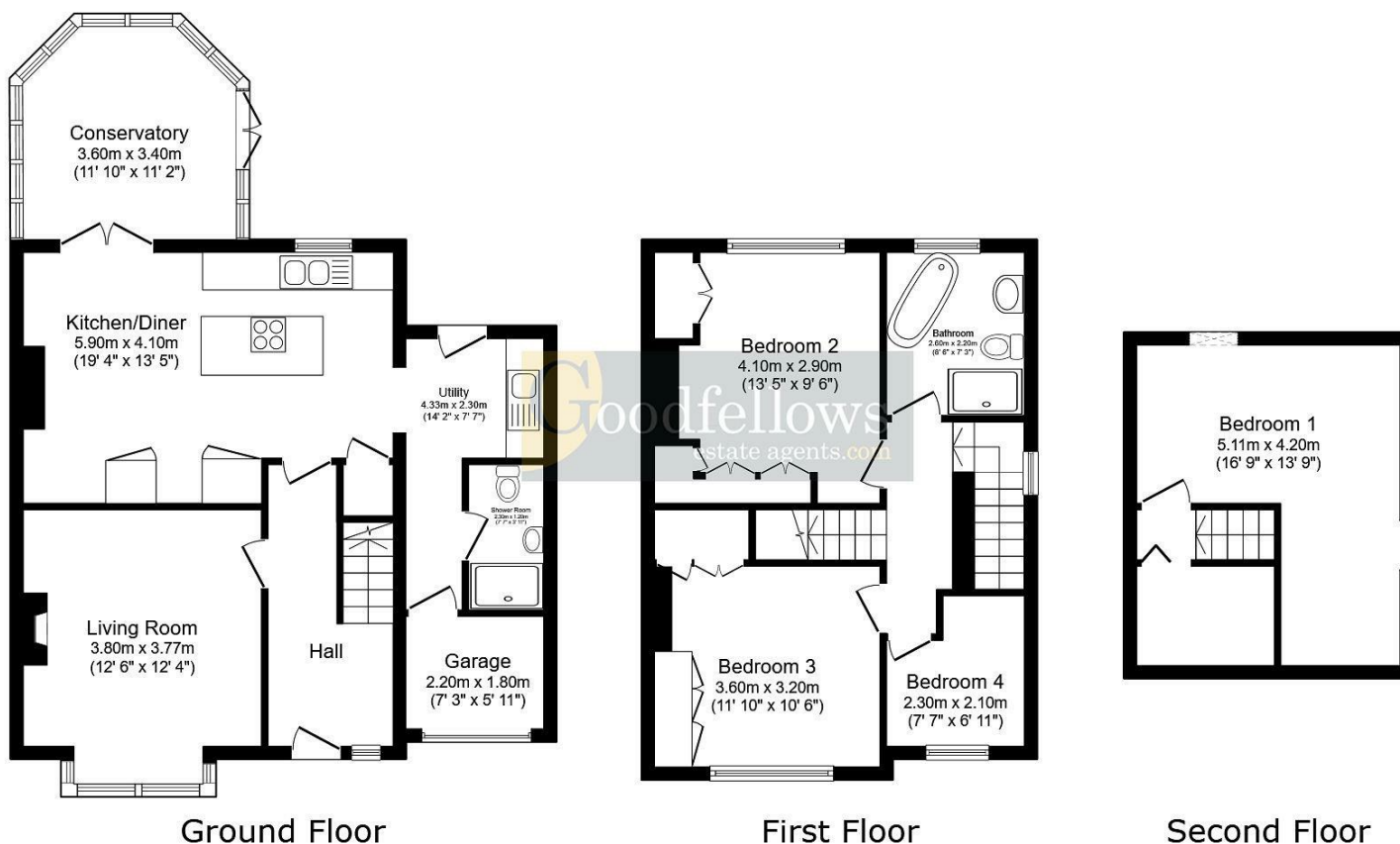




45 Woolsington Gardens, Woolsington, Newcastle Upon Tyne, NE13 8AP







Total floor area: 143.0 sq.m. (1,540 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



**EPC Rating:**  
**Council Tax Band: D**

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements. The agent has not tested any equipment, services, fixtures or fittings and makes no representation regarding their condition.

#### CONTACT

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