

Retail | Office | Industrial | Land



6a Woosington Gardens, Woosington, NE13 8AR

- Ground Floor Tearooms
- Large Garage & Terrace Area
- Presented to a High Standard
- Affluent Desirable Village
- Prominent Position
- First Floor Two Bedroom Flat
- Floor Area 132.9 sq. m. (1,432 sq. ft.)
- Potential Residential Development
- Ideal for Owner Operator or Investor
- Ample Private Parking

Price: £375,000 Freehold

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Location

This property is situated in a highly desirable location on Woolsington Gardens, a peaceful area set back from the B6918, the main route running through the village of Woolsington. Woolsington itself is an attractive village, just 3 miles from the charming village of Ponteland and 5 miles from Newcastle City Centre, offering a perfect blend of rural tranquility and access to city amenities. For those commuting, Callerton Parkway Metro Station is within walking distance, providing excellent transport links to Newcastle City Centre and other regional destinations. The property is also well-connected by road, with key routes nearby, and Newcastle Airport is conveniently located, providing extensive domestic and international travel options, making it an ideal choice for commuters or those who travel frequently.

Description

We are pleased to present this charming mid-terrace, two-storey property to the market. The ground floor features a tearoom, complete with a fully equipped kitchen, utility, and customer W.C. facilities. The first floor offers a spacious two-bedroom flat, comprising a comfortable living room, a private kitchen, and a bathroom.

Additionally, the property benefits from a large detached garage and a delightful garden terrace at the rear. Ample parking is available both at the front and rear of the property, providing convenience for both residents and customers.

Services

The property is equipped with two separate gas central heating systems: one for the tearooms and another for the flat, ensuring optimal comfort and efficiency for both spaces.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £3,450

Council Tax Band

B

Tenure

Freehold

Price

£375,000

Dimensions

Area	sq. m.	sq. ft.
Ground Floor		
Tearoom	29.44	316.88
Kitchen	13.45	144.77
Utility	6.06	65.22
W.C	1.7	18.29
W.C	1.64	17.65
First Floor		
Living Room	18.28	196.76
Kitchen	11.34	122.06
Bedroom	12.95	139.39
Bedroom	7.2	77.50
Bathroom	4.63	49.83
W.C	1.49	16.03
Landing	9.75	104.94
Loft		
Storage	15.05	161.99
Total	132.98	1,432.3

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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