



50 Saltwell Road South, Gateshead, NE9 6HA

Offers Over £289,950

Immaculately presented semi-detached house situated on Saltwell Road South within this popular area of Low Fell.

The property is warmed via gas central heating and has the benefit of uPVC double glazing and a security alarm system. The spacious accommodation comprises: front entrance porch, entrance hallway, living room with a living flame effect fire and open access into the dining room, breakfasting kitchen with an integrated oven, microwave, fridge and dishwasher. The first floor landing provides access into the master bedroom with fitted wardrobes, two further bedrooms and bathroom. There is a gated driveway to the front, low maintenance garden and garage. The private rear garden enjoys the Westerly sunshine and has an Indian paved sun terrace. Viewings are highly recommended to appreciate this gorgeous family home.

Entrance Porch

A uPVC front entrance porch with Quickstep laminate flooring provides access into the hallway.

Entrance Hallway



With Quickstep laminate flooring, radiator, staircase leading to the first floor landing.

Living Room

13'8" x 12'6" (4.17m x 3.82m)



Coving to the ceiling, living flame effect gas fire with a Sand stone surround, cast iron insert and granite hearth, radiator, walk in bay window overlooking the front aspect and open access into the dining room.

Dining Room

15'6" x 10'8" (4.73m x 3.26m)



Coving to the ceiling, radiator, walk in bay window overlooking the rear aspect.

Breakfasting Kitchen

16'1" x 7'10" extd to 12'2" (4.92m x 2.41m extd to 3.73m)



Base and eye level units with contrasting granite work surfaces, integrated oven and microwave, dishwasher, and fridge. Four burner gas hob and chimney style cooker hood, inset stainless steel sink, partial tiling to the walls, Quickstep laminate flooring, built in under stair storage cupboard, radiator, window overlooking the rear aspect offering lovely views, uPVC exit door opening onto the garden and access into the garage.

First Floor



Landing with loft access (partially floored for storage), built in storage cupboard, window overlooking the side elevation.

Master Bedroom

13'11" x 10'2" (4.25m x 3.11m)



Coving to the ceiling, fitted wardrobes to one wall, radiator, walk in bay window overlooking the front elevation.

Bedroom Two

12'0" x 11'8" (3.66m x 3.58m)



Coving to the ceiling, window overlooking the rear elevation offering stunning views.

Bedroom Three

7'6" x 6'5" (2.31m x 1.97m)



Coving to the ceiling, radiator, window overlooking the front elevation.

Bathroom

8'5" x 5'5" (2.57m x 1.67m)



Tiled panelled bath with shower over, pedestal hand wash basin, low level w/c, tiling to the walls and floor, integrated spotlights, radiator, extractor and a window overlooking the rear elevation.

External



There is a gated driveway to the front of the home providing ample off street parking, a low maintenance garden with mature borders and access to the garage. The private rear garden is Westerly facing, has a lawn and a raised, Indian paved sun terrace, and an access gate.

Garage

18'2" x 8'1" (5.55m x 2.48m)

Remote controlled roller shutter door, power, lighting, wall mounted central heating boiler and a utility area to the rear.

MATERIAL INFORMATION

Conservation Area - No

Council- Gateshead

Flood Risk - Low

Mobile Coverage- good

Broadband -Basic, Superfast, Ultrafast

Satellite / Fibre TV Availability - BT, Sky and virgin

Tenure

Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

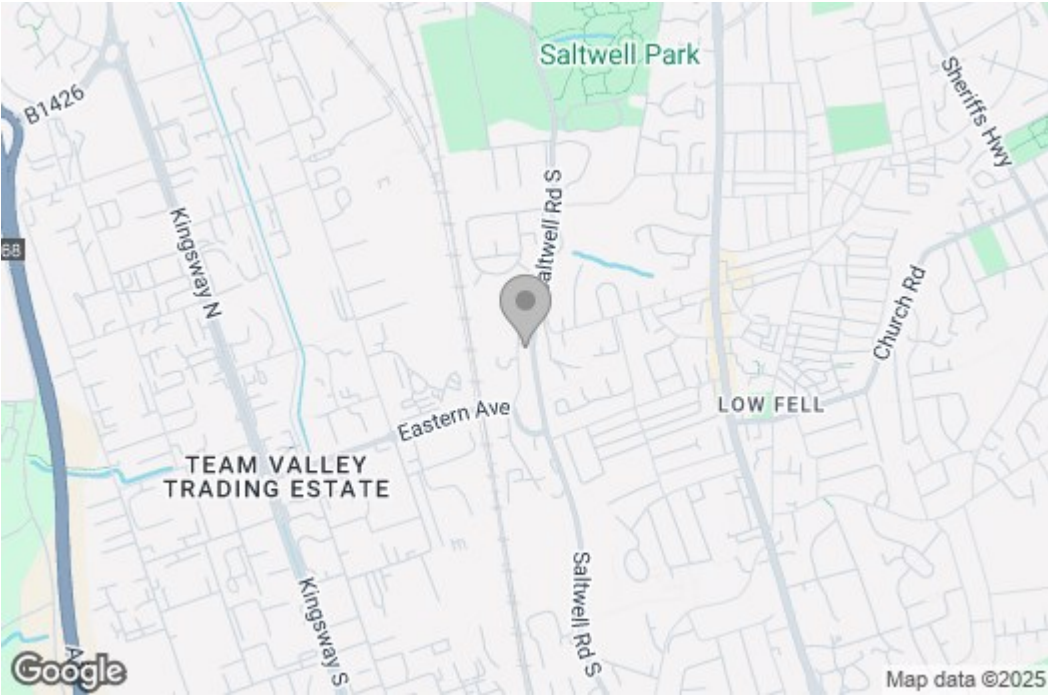
Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us,

especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

