



## 3 Hillcroft South Station Road, Gateshead, NE9 6HD

£244,950

"Simply Stunning " is the best way to describe this sophisticated, ground floor apartment situated within the Hillcroft South Victorian Villa conversion, located in a quiet cul-de-sac off Saltwell Road South. The apartment is brimming with a wealth of meticulously-restored period features such as wainscoting, ceiling roses, ornate cornices, door architraves and Victorian skirting boards throughout, along with solid wood internal doors and a bespoke tumbled marble floor insert. The property also benefits from incredibly high ceilings at 3.3 metre, Amtico flooring, as well as plenty storage space, Smart central heating and double glazing; security system and smoke alarms. Accommodation Briefly comprises: Private entrance, reception hallway with handmade radiator covers, superb open plan room which combines kitchen/living space at its best. The stylish shaker style kitchen comes complete with Granite worktops and integrated appliances. A stunning island with bespoke seating. The main bedroom comes with an en suite shower room. Guest bedroom with a living flame marble fireplace and double-glazed French doors. There is an additional bathroom with a Wellness bath, mood lighting and a built-in TV. Externally the apartment comes with private land as well as access to the beautiful communal gardens and allocated parking. The current owners have had a tree surgeon in their garden to ensure good healthy growth. An internal viewing is essential to appreciate the standard of accommodation on offer in this fabulous apartment.

## ENTRANCE PORCH/RECEPTION HALLWAY



## OPEN PLAN LIVING ROOM/KITCHEN DINER

23'3" x 16'10" (7.11m x 5.14m)



## MAIN BEDROOM

21'8" x 8'7" (6.61m x 2.63m)



## EN-SUITE



## BEDROOM TWO

13'3" x 11'3" (4.04m x 3.45m)



## BATHROOM



## EXTERNAL



## Property disclaimer

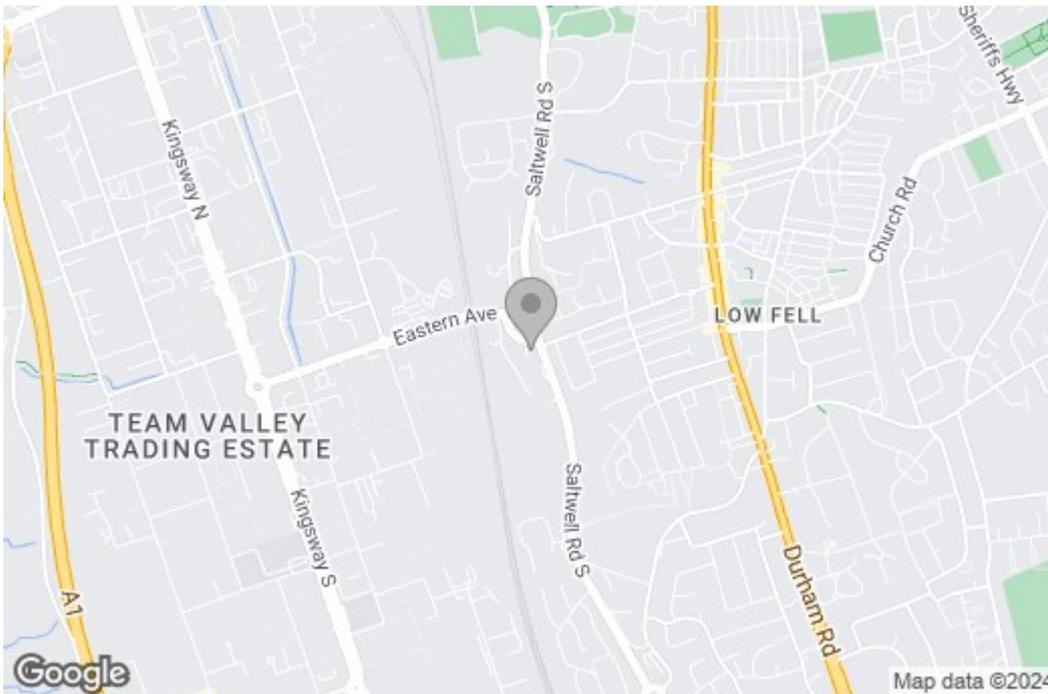
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## Tenure

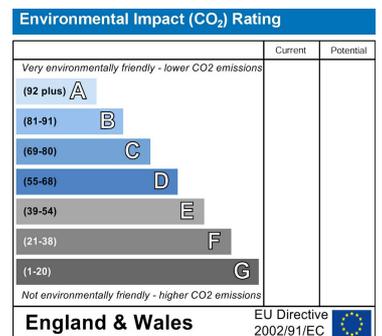
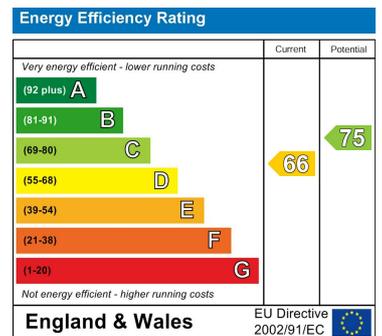
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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