



## 22 Saltwell Road South, Gateshead, NE9 6DT

£329,950

Nestled on the desirable Saltwell Road South in Low Fell, Woodcroft, is a rare gem waiting to be discovered. Boasting two/three reception rooms, three/four bedrooms, and a bathroom, this property offers versatile living spaces perfect for families or those who love to entertain. As you step inside, you'll be greeted by a host of original features that add character to this charming home. The property's layout provides ample space for both relaxation and social gatherings, with the added bonus of cellar rooms that can be transformed to suit your needs.

One of the highlights of this property is the lovely Westerly facing garden at the rear, ideal for enjoying sunny afternoons or hosting summer barbecues. With a driveway and a spacious garage, parking will never be an issue for you or your guests.

Conveniently located for excellent commuting both North and South, this house offers not just a place to live, but a lifestyle. The three bedrooms on the first floor provide comfortable accommodation, while the separate w/c adds convenience for busy households.

Don't miss out on this amazing opportunity to own a piece of history in a sought-after location. Book a viewing today and envision the endless possibilities that Woodcroft has to offer.

### ENTRANCE HALLWAY

16'10 x 6'9 red to 3'9 (5.13m x 2.06m red to 1.14m)



### KITCHEN

7'10 x 6'7 (2.39m x 2.01m)



### RECEPTION ONE

14'4 x 12'7 (4.37m x 3.84m)



### FIRST FLOOR LANDING

13'8 x 4'5 (4.17m x 1.35m)

### BEDROOM

14'3 x 12'7 inc alcove (4.34m x 3.84m inc alcove)



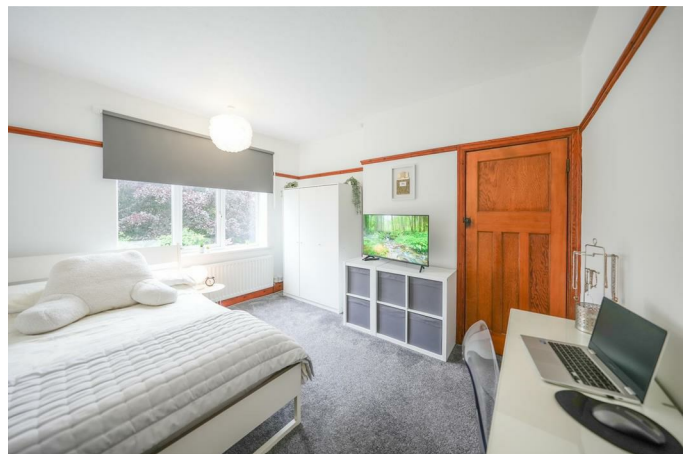
### RECEPTION TWO/BEDROOM

14'4 x 12'7 (4.37m x 3.84m)



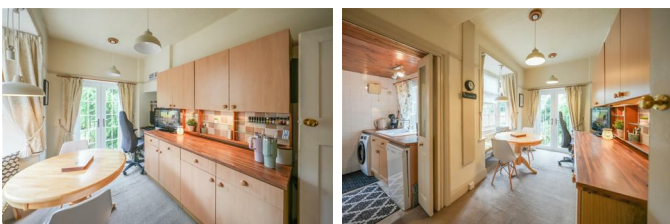
### BEDROOM

12'7 into alcove x 12'3 (3.84m into alcove x 3.73m)



### BREAKFAST ROOM

13'5 into bay s 10' into alcove (4.09m into bay s 3.05m into alcove)



## BEDROOM

9'7 x 6'7 (2.92m x 2.01m)



## BATHROOM

7'10 x 5'8 (2.39m x 1.73m)



## SEPARATE W/C

## CELLAR ROOM ONE

15' x 12'8 (4.57m x 3.86m)



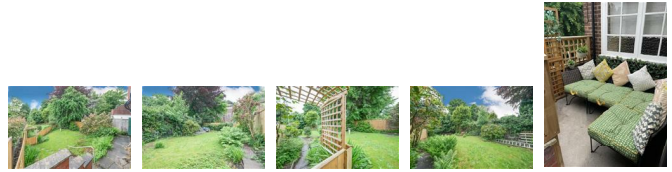
## CELLAR ONE OFFSHOOT

7' x 4'8 (2.13m x 1.42m)

## SMALL CELLAR

8'7 x 7'3 (2.62m x 2.21m)

## EXTERNAL



## GARAGE

13'9 x 8'2 (4.19m x 2.49m)

## MATERIAL INFORMATION

FLOOD RISK - Low risk  
LOCAL AUTHORITY - Gateshead  
BT & SKY AVAILABLE - yes  
BROADBAND - Basic - Ultrafast  
MOBILE COVERAGE - EE, Vodafone, O2

## Property disclaimer

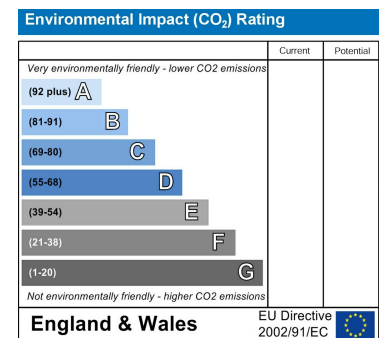
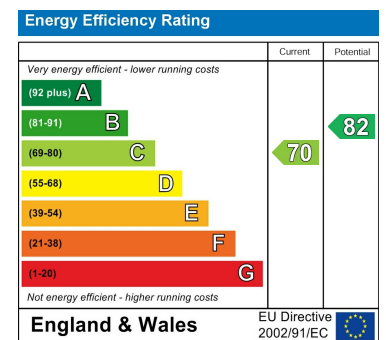
**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and 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 firm's employment has the authority to make or give a representation or warranty in respect of the property.