



13 Salkeld Gardens, Gateshead, NE9 5ED

Offers Over £265,000

This charming end-terrace house is the perfect family abode. From the moment you step into the immaculately presented property, you are greeted by an inviting entrance hallway leading to two reception rooms. The living room boasts a beautiful feature surround and a bay window adorned with elegant plantation shutters, creating a cosy and welcoming atmosphere. Adjacent is the dining room, complete with a log burning stove, ideal for those chilly evenings. The open access into the kitchen reveals a modern space equipped with a built-in double oven and integrated dishwasher, perfect for culinary enthusiasts. Venturing to the first floor, you'll find a fully floored loft with lighting, offering additional space for storage or customisation. The main bedroom exudes character with a cast iron fire surround, while the two further bedrooms also feature charming plantation shutters. The family bathroom is a haven of relaxation, providing a tranquil space to unwind after a long day. Outside, the low maintenance gardens to the side and rear of the property offer a serene escape from the hustle and bustle of everyday life. The outdoor home office and gym provide versatile options for work or exercise, catering to the needs of modern living. In summary, this property on Salkeld Gardens is a superb family home that seamlessly blends comfort, style, and functionality. Don't miss the opportunity to make this delightful residence your own.

ENTRANCE HALLWAY



LIVING ROOM

14'2" x 12'6" (4.32m x 3.82m)



DINING ROOM

15'11" x 10'5" (4.86m x 3.19m)



KITCHEN

11'5" x 10'11" (3.49m x 3.35m)



FIRST FLOOR LANDING



BEDROOM ONE

12'8" x 10'7" (3.88m x 3.25m)



BEDROOM TWO

10'7" x 9'6" (3.25m x 2.92m)



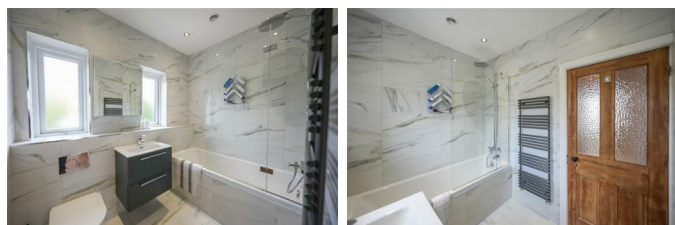
BEDROOM THREE

8'3" x 7'10" (2.52m x 2.41m)



BATHROOM

7'10" x 5'11" (2.39m x 1.82m)



EXTERNAL



HOME OFFICE/GYM

10'8" x 10'5" (3.26m x 3.18m)

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.

MATERIAL INFORMATION

FLOOD RISK - No risk

LOCAL AUTHORITY - Gateshead

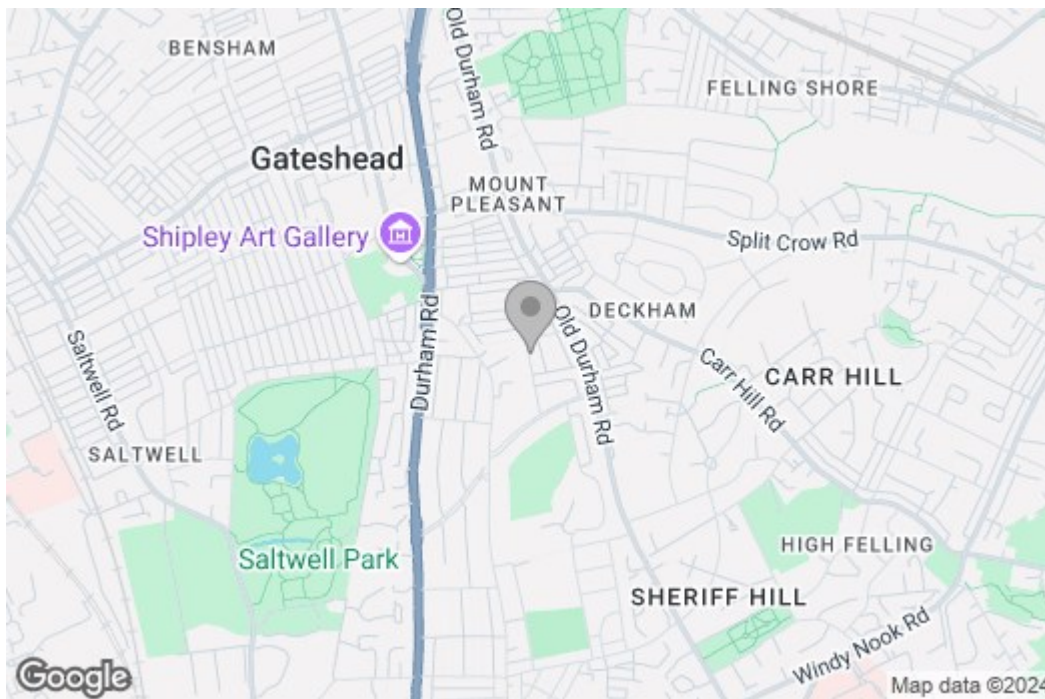
BT & SKY AVAILABLE - yes

BROADBAND - Basic - Superfast - Ultrafast

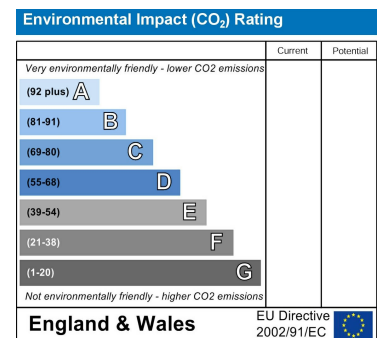
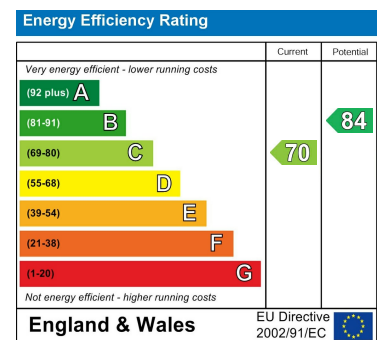
MOBILE COVERAGE - EE, Vodafone, Three, O2

Floor Plan

Area Map



Energy Efficiency Graph



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