



46 William Wailes Walk, Low Fell, NE9 5EW

Offers Over £310,000

This immaculately presented semi-detached house is a true gem waiting to be discovered. Boasting 4 bedrooms spread over 3 floors, this property offers ample space for a growing family. As you step inside, you are greeted by an entrance hallway with a stylish tiled floor leading to an open plan dining/kitchen/family room. The kitchen is equipped with top-of-the-line appliances including a double oven, dishwasher, fridge/freezer, and washing machine. The room is bright and airy, with French doors opening onto a decked sun terrace, perfect for enjoying a morning coffee or hosting a summer BBQ. The first floor features a versatile bedroom/sitting room with a Juliet balcony and an en-suite shower room, ideal for guests or as a private retreat. There is also a double bedroom with fitted wardrobes offering plenty of storage space. Venture up to the second floor and you'll find two more bedrooms, a playroom/nursery, and a home office - providing flexibility for your family's needs. A family bathroom completes this floor, ensuring convenience for all. Outside, the low maintenance garden to the rear is perfect for relaxing or entertaining, while the oversized garage and carport provide ample parking and storage space. Situated near Saltwell Park, bus routes, and local amenities, this property is not just a house, but a great family home waiting for its next chapter to begin.

ENTRANCE HALLWAY



FAMILY ROOM/SNUG/DINING KITCHEN

26'2" x 17'1" red to 10'3" (8.00m x 5.21m red to 3.13m)



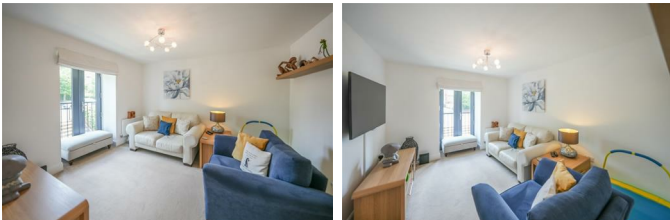
GROUND FLOOR W/C

FIRST FLOOR LANDING



BEDROOM ONE/SITTING ROOM

22'11" x 10'4" (7.00m x 3.15m)



EN-SUITE

9'6" x 3'10" (2.92m x 1.19m)



BEDROOM TWO

15'7" x 9'7" to robes (4.75m x 2.94m to robes)



SECOND FLOOR LANDING

BEDROOM THREE

11'6" x 10'1" (3.53m x 3.08m)

BEDROOM FOUR

10'5" x 10'0" (3.20m x 3.07m)



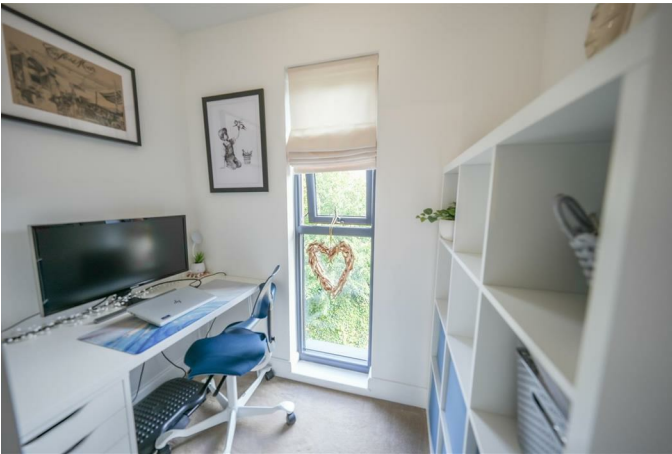
DEN/PLAY ROOM

7'0" x 6'11" (2.14m x 2.12m)



HOME OFFICE

7'0" x 6'0" (2.15m x 1.85m)



FAMILY BATHROOM

9'3" x 5'6" (2.84m x 1.70m)



EXTERNAL



OVERSIZED GARAGE

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

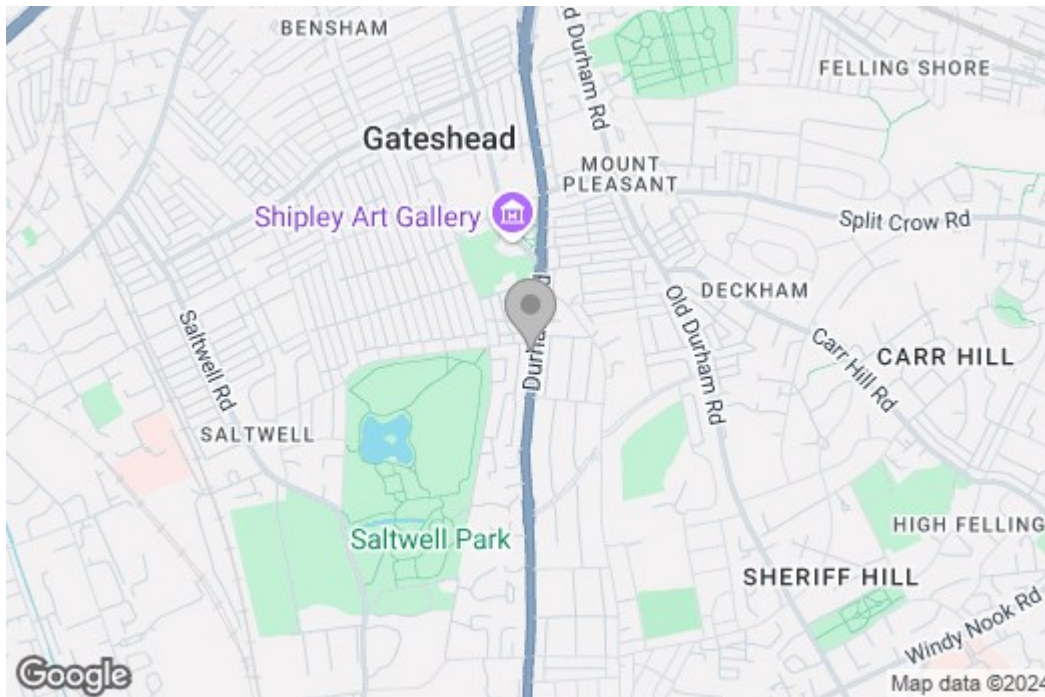
BT & SKY AVAILABLE - yes

BROADBAND - Basic - Superfast - Ultrafast

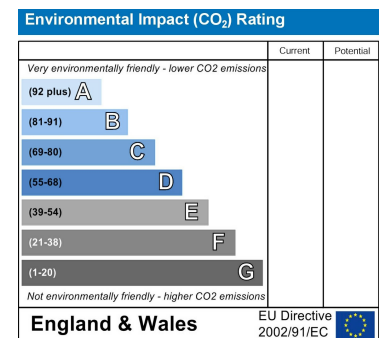
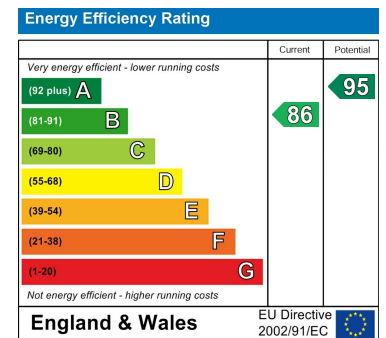
MOBILE COVERAGE - EE, Vodafone, Three, O2

Floor Plan

Area Map



Energy Efficiency Graph



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 an representation or warranty in respect of the property.