



FOR SALE

Rosedale West Park Road, Saltwell, Gateshead, Tyne and Wear, NE8 4SP

Offers Over £395,000





- No Onward Chain
- Garage/Driveway Parking
- Open Plan Kitchen/Living Space With Central Island
- Beautiful Refurbished Family Bathroom
- Awaiting EPC Rating
- Two Reception Rooms
- Overlooking Saltwell Park To The Front Aspect
- Lounge With Log Burner
- Original Features Including Stain Glass Windows
- Viewings Highly Recommended

## THE PROPERTY

A rare to the market 1920's stylishly renovated family home situated on an elevated plot, overlooking Saltwell Park...

Bell Estate Agents are pleased to welcome to the market this beautiful three bedroom semi-detached home commanding a fantastic elevated position overlooking Saltwell Park. The property is located on the prestigious West Park Road and provides easy access into Saltwell Park. The home has been renovated by the current owners and is believed to date back to the late 1920's, boasting an array of traditional features including stain glass windows. Spanning over three floors with an attic area on the top floor. The internal accommodation briefly comprises; entrance lobby, reception hallway with Kardean parquet flooring, two reception rooms including lounge with log burner and dining room with french doors. A spacious breakfasting kitchen opening to a useful Sunroom with a central island created an excellent space for entertaining. A separate utility and ground floor WC adjacent to the kitchen, completes the ground floor. Moving upstairs to the first floor there is a unique landing which opens into three bedrooms and a superb main family bathroom with four piece suite including a free standing bath and walk in shower unit. A final staircase leads into the attic accommodation where there is a loft area with Velux windows.

Externally there are mature gardens to the rear aspect with patio seating area, lawned section and privacy hedges. Parking is provided via a single garage and driveway. Viewings are highly recommended to appreciate this stunning family home.

Saltwell is located close to Gateshead town centre and boasts some of the borough's best leisure and cultural facilities. This includes the award-winning Saltwell Park, the Shipley Art Gallery, Gateshead Central Library. It even has its own independent theatre in The Little Theatre on Saltwell View.

