



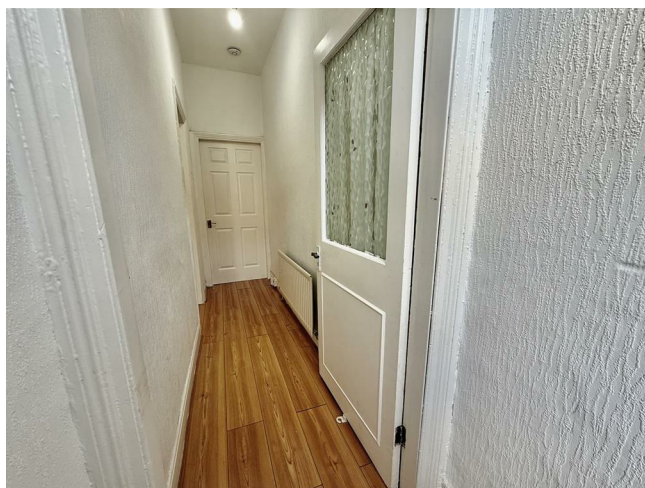
18 Saltwell Street, Bensham, Gateshead, Tyne & Wear, NE8 4QX

Offers Over £70,000



Key features

- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- MODERN BATHROOM
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- NO ONWARD CHAIN
- GREAT INVESTMENT OPPORTUNITY
- PERFECT FOR FIRST TIME BUYERS
- VIEWING ADVISED



Description

NO ONWARD CHAIN: Welcome to this charming ground floor apartment located in the desirable area of Saltwell Street, Gateshead. This delightful property boasts a spacious reception room, perfect for relaxing or entertaining guests. With two well-proportioned bedrooms, there is ample space for families or those seeking a comfortable home.

The fitted kitchen is both practical and stylish, providing a wonderful space for culinary creations. The apartment is conveniently situated close to local amenities, ensuring that shops, cafes, and essential services are just a short stroll away.

One of the standout features of this property is that it comes with no onward chain, making the buying process smoother and more straightforward for potential purchasers. This apartment presents an excellent opportunity for first-time buyers, families, or investors looking to add to their portfolio.

In summary, this ground floor flat in Saltwell Street offers a blend of comfort, convenience, and potential, making it a must-see for anyone in search of a new home in Gateshead. Don't miss the chance to view this lovely property and envision your future here.



ENTRANCE HALL

14'6 x 3

LOUNGE

16 x 11'7

KITCHEN

10'6 x 8'4

BEDROOM ONE

16'7 x 12'3

BEDROOM TWO

15'7 x 7'4

BATHROOM

6'10 x 5'6

EXTERNAL

DISCLAIMER SALES







The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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