GORDON BROWN
SALES & LETTING









7 Saltwell Gardens, Gateshead, NE9 5EG

Offers Over £545,000

Nestled in the desirable Saltwell Gardens, this impressive detached house presents a fantastic opportunity for families seeking spacious and modern living. Boasting five well-appointed bedrooms, this property offers generous accommodation spread over three floors, ensuring ample space for both relaxation and entertainment. Upon entering, you are greeted by a welcoming hallway with LVT flooring, a bright lounge with a bay window and French doors open onto the rear garden creating a perfect indoor-outdoor living experience. The dining kitchen is a chef's delight, equipped with integrated appliances including a double oven, gas hob, fridge/freezer, and dishwasher, all complemented by LVT flooring. The first floor is home to the main bedroom, which boasts fitted wardrobes and an en-suite bathroom, providing a private retreat. Two additional bedrooms and a family bathroom complete this level, ensuring comfort for all family members. The second floor features two further bedrooms and a shower room, ideal for guests or older children seeking their own space. Outside, the property continues to impress with low maintenance rear garden that includes a paved patio area, perfect for summer gatherings. The front of the house offers an ample driveway, alongside a double garage, providing ample parking and storage solutions. Situated in a very private location, this home is not only a sanctuary but also conveniently located in a central area, making it essential to view. This property truly embodies the perfect blend of modern living and comfort, making it an ideal choice for discerning buyers. FREEHOLD.

ENTRANCE HALLWAY




GROUND FLOOR W/C



LOUNGE

24'8" into bay x 10'3" (7.54m into bay x 3.13m)



DINING KITCHEN

21'9" x 9'1" (6.65m x 2.79m)



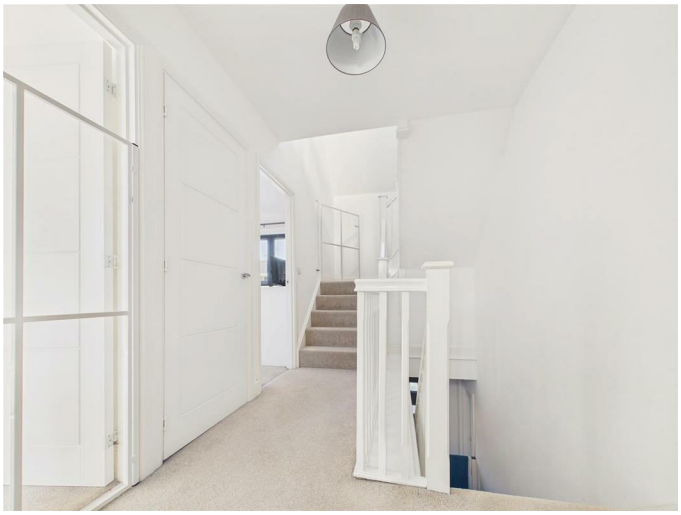



UTILITY ROOM

7'2" x 5'8" (2.2m x 1.75m)

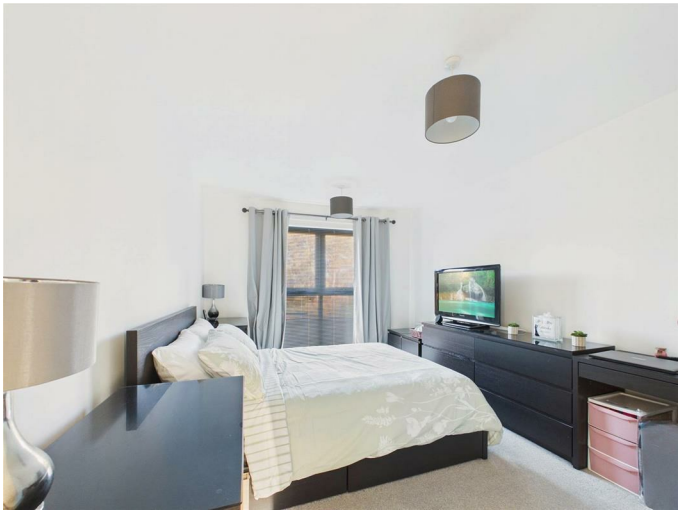


FIRST FLOOR LANDING

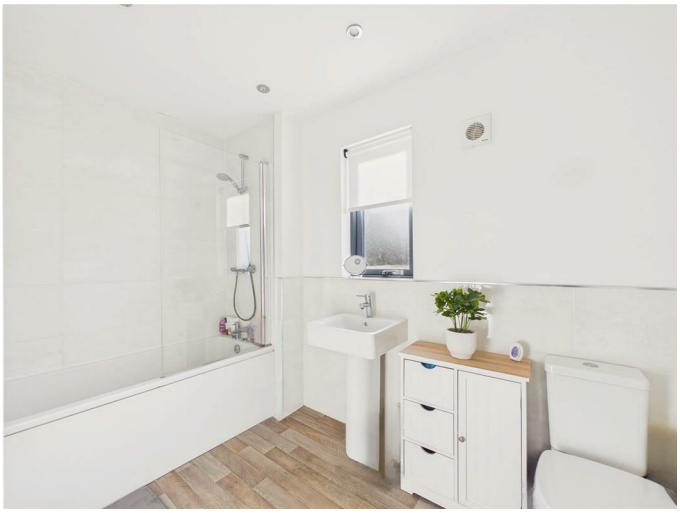


BEDROOM ONE

15'8" into robes x 10'3" (4.79m into robes x 3.14m)



EN-SUITE BATHROOM
10'2" x 6'4" (3.12m x 1.94m)



BEDROOM FOUR
10'0" x 9'3" (3.06m x 2.83m)



BEDROOM FIVE
9'1" x 8'10" (2.78m x 2.70m)



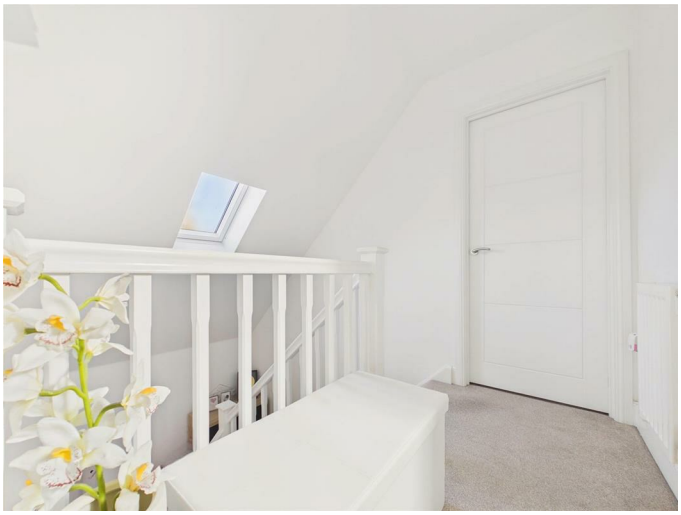


FAMILY BATHROOM
7'6" x 5'6" (2.29m x 1.70m)

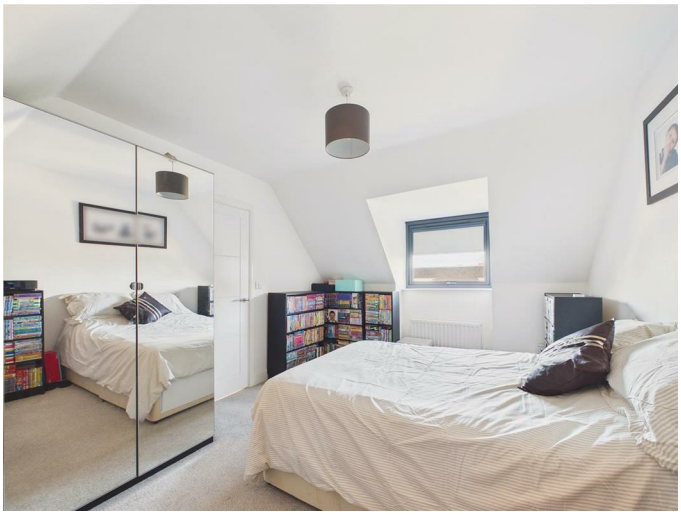




SECOND FLOOR LANDING



BEDROOM TWO
14'11" x 10'7" (4.57m x 3.25m)



BEDROOM THREE
14'8" x 9'3" (4.48m x 2.83m)



SHOWER ROOM
7'2" x 5'1" (2.20m x 1.55m)



DOUBLE GARAGE

DOUBLE DRIVEWAY



EXTERNAL





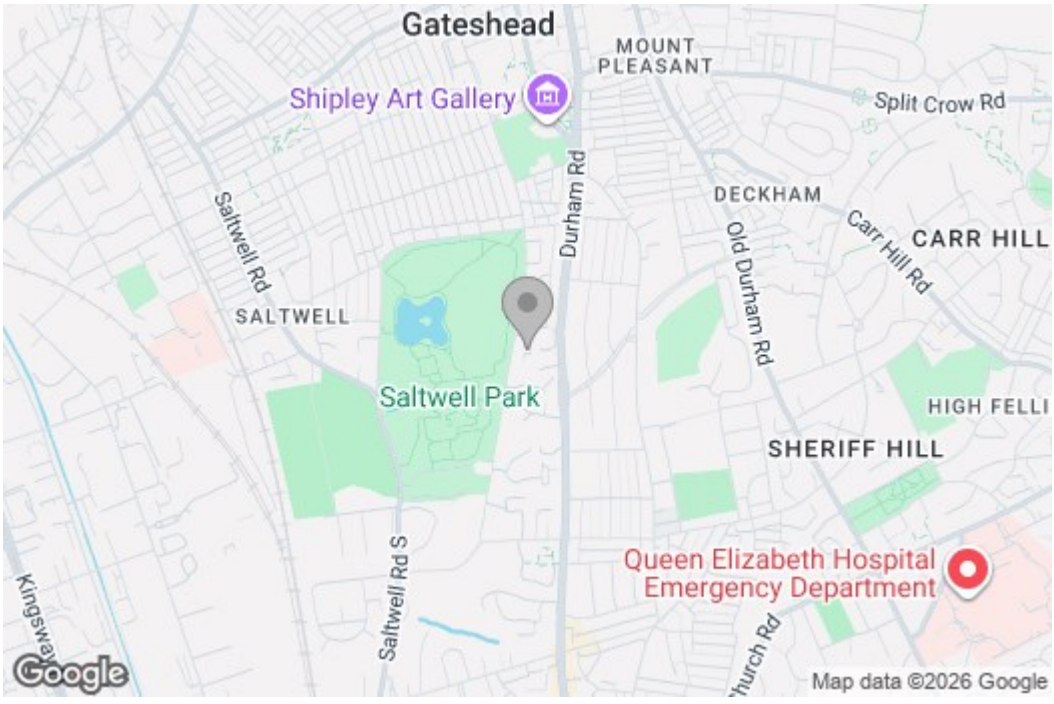
Property disclaimer

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.

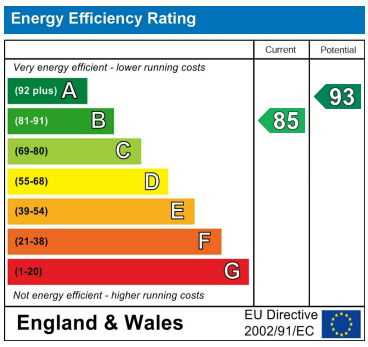
Floor Plan

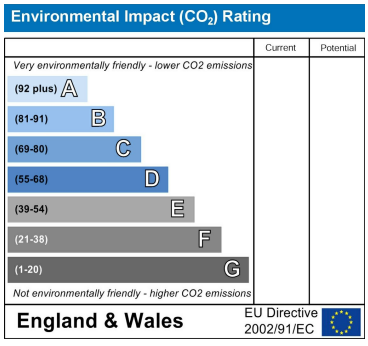


Area Map



Energy Efficiency Graph





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