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**SALTWELL ROAD, GATESHEAD**

Offers Over £160,000


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LAMONA
2239
LAMONA










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Well-presented two-bedroom top-floor apartment offering spacious and practical accommodation, with a particularly generous dual-aspect lounge/diner and two well-proportioned bedrooms with built-in wardrobes. The layout provides comfortable single-level living and is well suited to a range of buyers seeking a manageable and convenient home.

The kitchen is well equipped with a good range of fitted units and integrated appliances, while the communal utility room provides additional practical space. The enclosed rear patio offers a private outdoor area, with the property's garage providing useful additional storage and parking.

Saltwell Road is situated within the popular and well-regarded Saltwell area of Gateshead, just a short distance from the magnificent Saltwell Park, one of Britain's finest examples of a Victorian park, offering 55 acres of beautiful green space, play areas, bowling greens, tennis facilities, a boating lake and the iconic Saltwell Towers. The park is a fantastic amenity for families and those who enjoy the outdoors, and has been awarded Green Flag status and named Britain's Best Park.

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The internal accommodation comprises: a central entrance hall providing access to the principal living spaces, with a dual-aspect WC positioned to the right. Adjacent is a well-equipped kitchen fitted with a range of wall and base units alongside integrated appliances. To the left, double doors open into a spacious dual-aspect lounge/diner, providing an excellent setting for both everyday living and entertaining.

To the rear, a further hallway provides access to two well-proportioned bedrooms, both of which benefit from built-in wardrobes. A well-appointed family bathroom serves the bedrooms, while residents also benefit from access to a communal utility room.

Externally, the property benefits from an enclosed rear patio, bounded by timber fencing and providing a pleasant outdoor space for everyday relaxation and entertaining. The property also benefits from a private garage, adding valuable storage and parking provision.





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TENURE : Leasehold - Share of Freehold

LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : B

EPC RATING : E










