



FOR SALE

2 Salcombe Gardens, Gateshead, NE9 6XZ

Offers Over £300,000



- Generously sized and extended family home offering flexible living accommodation
- Multiple reception rooms including a spacious lounge and separate dining room
- Ground floor home office and WC, ideal for modern working lifestyles
- Private, low-maintenance gardens to the side and rear, ideal for families
- Prominent corner plot position with open views across a pedestrianised green
- Well-proportioned kitchen with space for family dining and everyday living
- Several good-sized bedrooms arranged over the upper floors
- Driveway and garage providing off-street parking and storage

THE PROPERTY

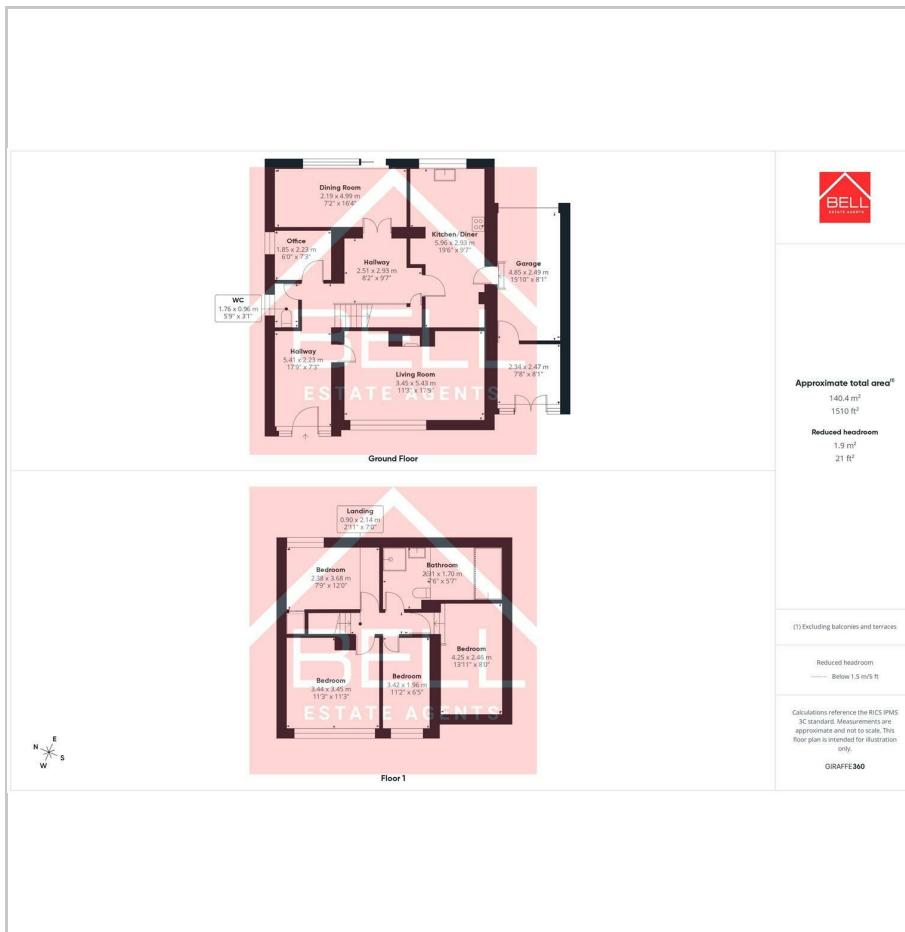
Occupying a generous corner plot with open views across a pedestrianised green, this extended family home offers exceptional space both inside and out, making it an ideal choice for families seeking flexible living in a highly regarded Low Fell location.

The property immediately impresses with its sense of scale, beginning with a welcoming entrance hallway that sets the tone for the accommodation throughout. The ground floor provides excellent living space, including a spacious lounge ideal for family relaxation, a separate dining room perfect for entertaining, and a well-proportioned kitchen with room for casual dining. A useful ground floor WC and a dedicated home office further enhance the practicality of the layout, catering perfectly to modern family life.

Upstairs, the property continues to deliver on space with multiple well-sized bedrooms, complemented by a family bathroom. The home has also been extended, creating additional accommodation that adds versatility for growing families, guests, or those working from home. Throughout, rooms are bright, well balanced, and thoughtfully arranged to maximise both comfort and usability.

Externally, the corner plot position really comes into its own. To the rear, the property enjoys private, low-maintenance garden areas with paved seating spaces ideal for outdoor dining and entertaining. To the front, the house benefits from a pleasant open aspect across a pedestrianised green, offering a sense of openness and privacy rarely found in similar homes. A driveway and garage provide valuable off-street parking and storage.

Located within easy reach of Central Low Fell, the property is perfectly positioned for access to a wide range of local shops, cafés, restaurants, and well-regarded schools. For commuters, the Team Valley Trading Estate is just a short drive away, while excellent road links provide quick and convenient access to the A1 motorway, connecting to Newcastle, Gateshead, and beyond.



Energy Efficiency Rating

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

