



130 Saltwell Road, Gateshead, Tyne & Wear, NE8 4XH

Offers Over £220,000



## Key features

- TERRACED TOWNHOUSE
- THREE BEDROOMS
- THREE BATHROOMS
- FITTED KITCHEN
- MODERN BATHROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- NO ONWARD CHAIN



## Description

Saltwell Road, Gateshead, this charming terraced townhouse presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, including three spacious double rooms, this property offers ample space for comfortable living. The three bathrooms ensure that morning routines are a breeze, providing convenience for all residents.

The townhouse boasts a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

One of the standout features of this property is its fantastic transport links, making commuting to nearby cities and attractions effortless. Whether you are heading to work or exploring the vibrant local area, you will find that accessibility is a key advantage of this location.

Additionally, the property is offered with no onward chain, allowing for a smooth and straightforward purchase process. This is an ideal opportunity for those looking to move in without the hassle of lengthy delays.

In summary, this townhouse on Saltwell Road is a perfect blend of space, convenience, and modern living. With its excellent transport links and no onward chain, it is a property not to be missed. We invite you to come and experience the charm and potential of this delightful home.



LOUNGE

13'11 x 11'11

DOWNSTAIRS W.C.

5'9 x 4'11

HALLWAY

KITCHEN

13'11 x 11'8

STAIRWAY/LANDING

BEDROOM TWO

14 x 11'5

BATHROOM

7'7 x 6'9

BEDROOM THREE

14 x 10'4

TOP FLOOR







#### BEDROOM ONE

30'5 x 10'2

#### ENSUITE


9 x 4'11

#### EXTERNAL

#### DISCLAIMER SALES


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### Energy Efficiency Rating

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

91 → 92

### Environmental Impact (CO<sub>2</sub>) Rating

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

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