



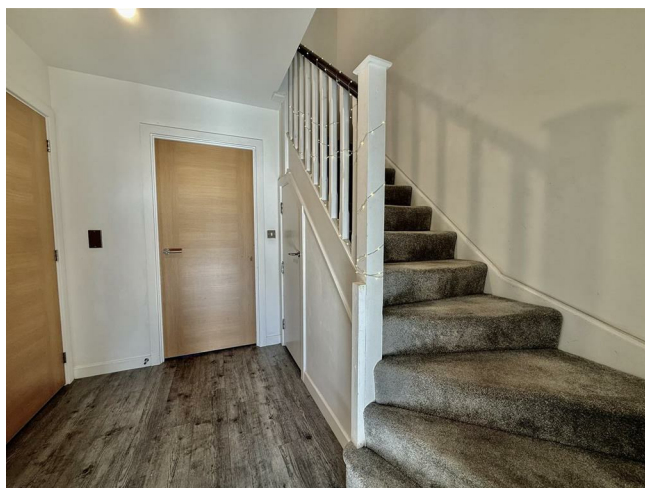
130 Saltwell Road, Gateshead, Tyne & Wear, NE8 4XH

Offers Over £229,950



## 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 four 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

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) <b>A</b>	<b>91</b>	<b>92</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	

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	

212 High Street  
 Gateshead  
 Tyne And Wear  
 NE8 1AQ  
 0191 500 8 500  
 info@carousestateagents.com  
 https://www.carousestateagents.com

