



## 4 Salcombe gardens, Low Fell, NE9 6XZ

Offers Over £215,000

\*NO UPPER CHAIN\* Nestled in the highly sought-after area of Low Fell, this spacious link-detached house on Salcombe Gardens presents an excellent opportunity for those seeking a comfortable family home. The property boasts a welcoming entrance hallway that leads to a well-appointed living room, complete with a charming feature fire surround, perfect for cosy evenings. Adjacent to the living room is a dining room that benefits from under-stair storage, providing ample space for family gatherings and entertaining guests. The kitchen, accessible from the dining area, offers a practical layout, ideal for culinary enthusiasts. The ground floor also features a convenient w/c, enhancing the functionality of the living space. Ascending to the first floor, you will find three generously sized bedrooms, each equipped with fitted wardrobe storage, ensuring that space is maximised. The wet room on this level adds a modern touch, catering to the needs of the household. The property has seen recent improvements, including a new gas central heating boiler installed within the last three years and uPVC double glazing fitted within the last decade, ensuring warmth and energy efficiency. While the home may require some cosmetic enhancement, it offers a blank canvas for personalisation. Additional features include internal access to the garage and workshop, which presents an ideal opportunity for a home office or creative space. The gardens to both the front and rear provide a lovely outdoor area for relaxation and enjoyment, with superb views to the front enhancing the overall appeal of the property. Extras are negotiable, and we highly recommend viewings to fully appreciate the potential of this delightful home. This property is not just a house; it is a place where memories can be made.

## ENTRANCE HALLWAY



## GROUND FLOOR W/C



## LIVING ROOM

18'5" x 11'3" (5.62m x 3.44m)



## REAR HALLWAY

## DINING ROOM

10'4" x 7'7" (3.17m x 2.33m)



## KITCHEN

11'0" x 8'6" (3.37m x 2.61m)



## FIRST FLOOR LANDING

## BEDROOM ONE

11'1" x 11'1" (3.38m x 3.38m)



## BEDROOM TWO

12'0" into robes x 7'9" (3.68m into robes x 2.37m)



### BEDROOM THREE

11'6" x 6'8" (3.53m x 2.04m)



### GARAGE

15'4" x 8'6" (4.68m x 2.61m)



### WET ROOM

8'2" x 5'8" (2.51m x 1.73m)



### EXTERNAL



### WORK SHOP

8'6" x 7'3" (2.60m x 2.22m)

### 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

## Ground Floor

Approx. 65.9 sq. metres (709.3 sq. feet)



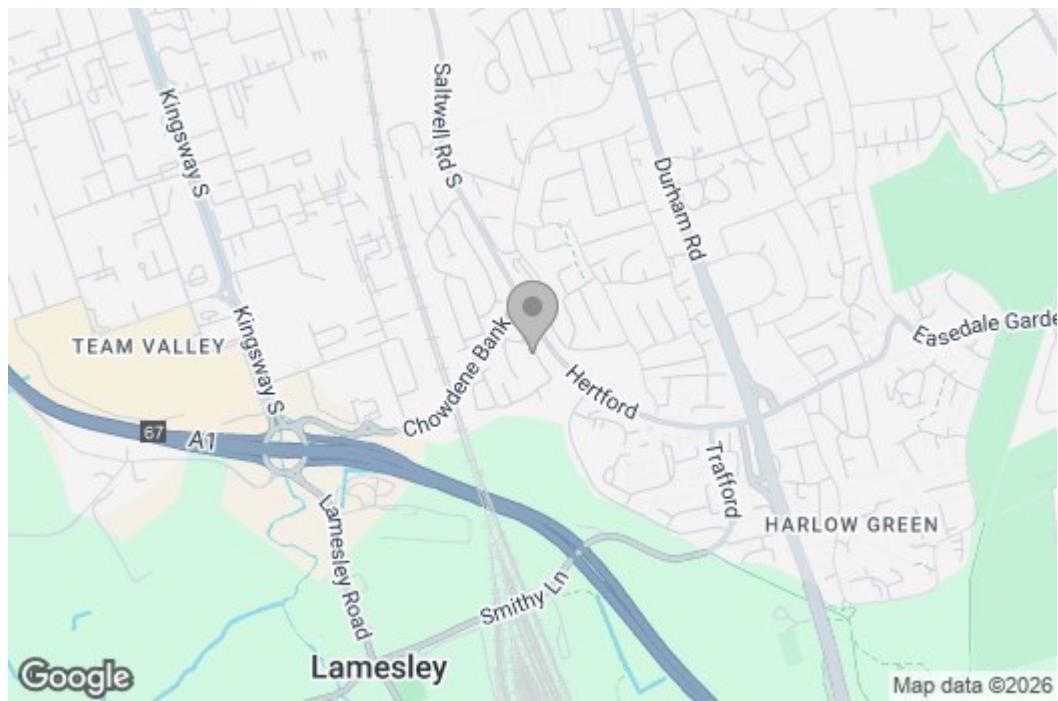
## First Floor

Approx. 37.9 sq. metres (407.5 sq. feet)

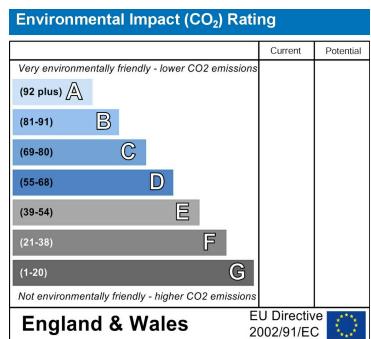
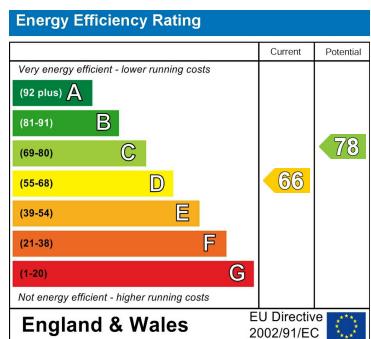


Total area: approx. 103.8 sq. metres (1116.8 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give an representation or warranty in respect of the property.