



## 63 Salcombe Gardens, Low Fell, NE9 6UD

Offers Over £319,950

Located in the highly sought-after area of Low Fell, Salcombe Gardens presents a fantastic opportunity to acquire an extended semi-detached house that is both stylish and functional. This remarkable property boasts two spacious reception rooms, perfect for entertaining or relaxing with family. The heart of the home is undoubtedly the stunning dining kitchen, which features a snug and play area. The bi-folding doors seamlessly connect the indoor space to the South-facing rear garden, allowing for an abundance of natural light and a delightful view of the outdoors. The kitchen is equipped with a central island, elegant Quartz work surfaces, and high-quality integrated appliances, including an oven, eye-level microwave, induction hob, dishwasher, fridge, and freezer. Underfloor heating adds a touch of luxury to this inviting space. On the ground floor, you will also find a convenient w/c and a lounge that exudes warmth, complete with a marble fireplace and a living flame effect fire, creating a cosy atmosphere for those chilly evenings. The first floor landing, adorned with an oak and glass balustrade, provides access to all rooms, ensuring a practical layout for family living. The main bedroom offers lovely views, while three additional bedrooms provide ample space for family or guests, with one currently serving as a cinema room. The family bathroom is well-appointed, catering to the needs of the household. The South-facing rear garden features porcelain tiled patio areas, a side pathway, and a water tap, making it an ideal space for outdoor gatherings or simply enjoying the sunshine. The driveway and garage at the front of the property offers ample off-street parking, adding to the convenience of this stunning home. Viewings are highly recommended to fully appreciate the charm and quality of this exceptional property.

## FRONT ENTRANCE PORCH



## GROUND FLOOR W/C



## HALLWAY



## FIRST FLOOR LANDING



## LOUNGE

15'5" x 11'4" (4.70m x 3.47m)



## DINING KITCHEN/SNUG

26'11" x 23'1" (8.22m x 7.05m)



## BEDROOM ONE

13'10" x 11'2" (4.23m x 3.42m)



## BEDROOM TWO

15'5" x 8'10" (4.71m x 2.70m)



### BEDROOM THREE/CINEMA ROOM

13'6" x 7'11" (4.14m x 2.42m)



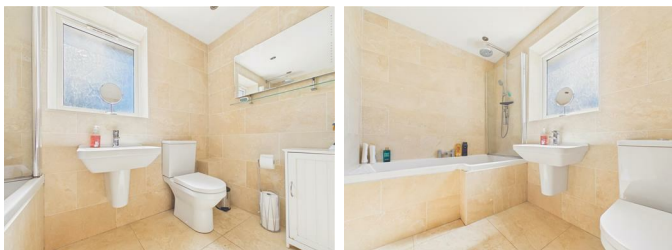
### BEDROOM FOUR

8'11" x 8'7" (2.72m x 2.62m)

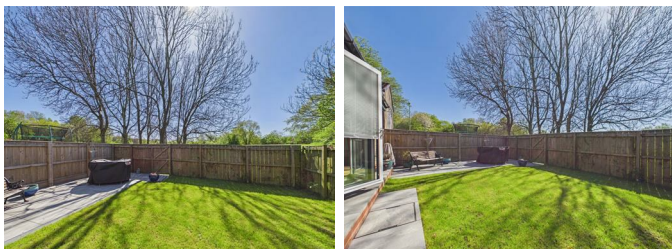


### FAMILY BATHROOM

8'8" x 5'5" (2.65m x 1.66m)



### EXTERNAL



### DRIVEWAY

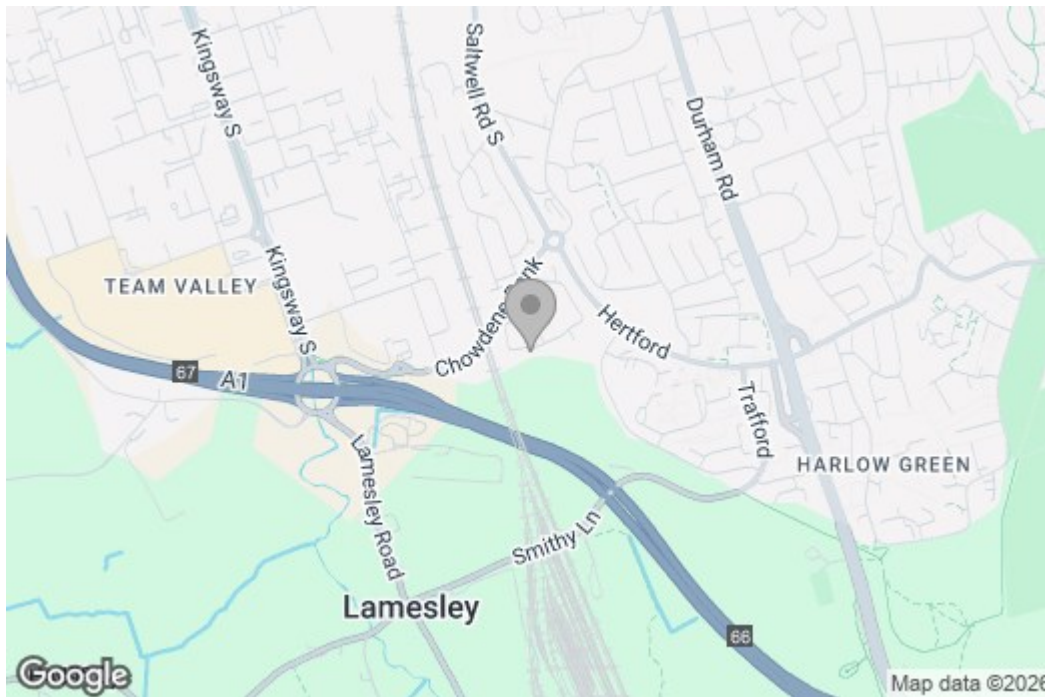


### Property disclaimer

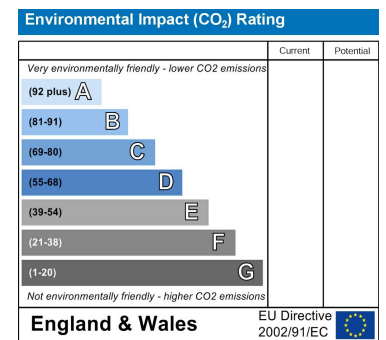
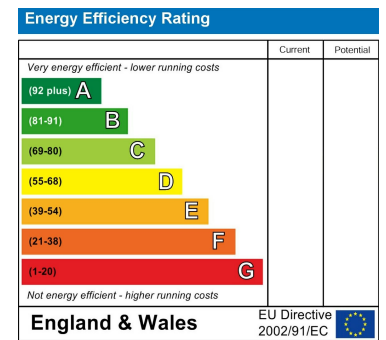
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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