

24 Saltwell View, Gateshead, NE8 4JS

£275,000

An extremely grand three storied Victorian home which is sure to appeal to a family and boasts some amazing period features. Saltwell View is a location in Gateshead where you will find some of the grandest Victorian homes within the area. The house does require modernisation, however this has been priced to reflect. The accommodation briefly comprises; entrance lobby, reception hallway, lounge, dining room, ground floor wc, breakfasting room and a kitchen. Beyond the kitchen there is a utility room and a walk in pantry/workshop. Upstairs on the first floor there is five bedrooms, however this floor may be more suited to be converted down to four bedrooms and a family bathroom/wc. In the attic there is a further three bedrooms and additional bathroom/wc. Externally there is gardens to the front, side and the rear.

The house provides lovely views overlooking Saltwell Park and there is very convenient transport links which provide fantastic access to Newcastle and Gateshead Town Centre. Viewing is strongly recommended and is strictly by an appointment.

ENTRANCE LOBBY



With an original tiled floor. Dado rail and a timber glazed door opens into the hallway.

HALLWAY

25'7" x 7'4" (7.79 x 2.24)



With a lovely detailed hallway with an arched corbels and ornate dado rail. There is a radiator and an under stair storage cupboard. Internal doors opens into the lounge, dining room and the breakfasting kitchen.

LOUNGE

18'3" x 17'4" (5.56 x 5.28)



With a detailed period ceiling with coving to the ceiling and a picture rail. A large double glazed window overlooks the front aspect with original moulding. There is a period style fireplace and a radiator. The room is also dual aspect with windows overlooking the side and front aspect.

DINING ROOM

14'10" x 14'9" (4.53 x 4.50)



With a period detailed ceiling with coving. There is a tiled fireplace, a radiator and two windows overlooks the side aspect.

KITCHEN / BREAKFASTING ROOM

23'11" x 11'1" (7.30 x 3.37)

The kitchen is open plan with a breakfasting area. The kitchen is fitted with a range of floor and wall units with working surfaces including two sink units. Built in appliances include a gas hob and an electric dual oven. A window overlooks the side garden and there is a door which opens into the laundry room. The breakfasting room has a radiator, a storage cupboard and a set of double glazed patio doors opens into the rear garden.

GROUND FLOOR WC

With a low level wc and a wash hand basin.

LAUNDRY ROOM

12'0" x 6'1" (3.67 x 1.86)

With plumbing provided for a washing machine, work bench and a set of timber glazed doors opens into the garden. A door opens up into the garage/store room.

GARAGE

15'4" x 12'1" (4.67 x 3.69)

FIRST FLOOR LANDING



A two tiered landing which has a staircase which leads to the second floor. An external door provides access to onto a rear external staircase.

BEDROOM ONE

12'10" x 18'5" (3.90 x 5.61)



A dual aspect room which has a bay window which overlooks the front aspect and a window overlooking the side. There is a fireplace, coving is fitted to the ceiling, radiator, sink unit and a shower cubicle.

BEDROOM TWO

14'1" x 10'1" (4.28 x 3.08)



With a radiator and a window which overlooks the side aspect.

BEDROOM THREE

12'1" x 10'11" (3.68 x 3.32)



With a radiator and a window which overlooks the side aspect. Fitted wardrobes.

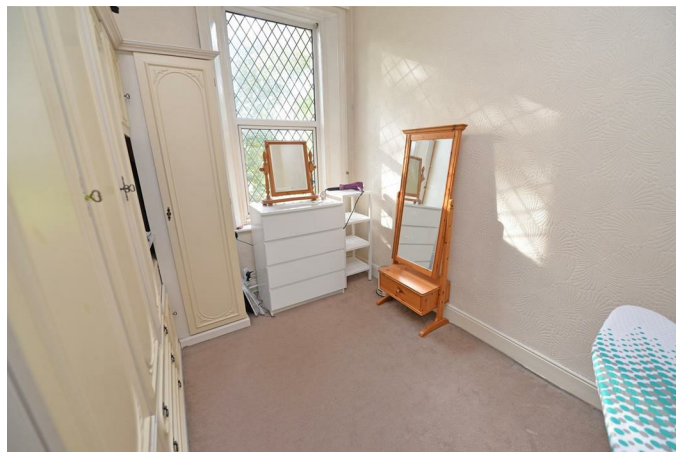
BEDROOM FOUR

15'9" x 5'3" (4.81 x 1.61)

With a window which overlooks the side aspect.

BEDROOM FIVE

11'2" x 8'10" (3.41 x 2.69)



With a radiator and a window which overlooks the front aspect.

BATHROOM/WC

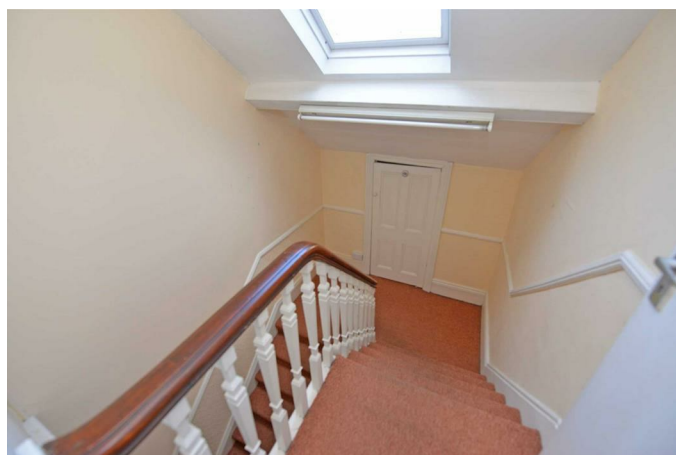


With a low level wc, wash hand basin and a panelled bath which is fitted with a shower above. A window overlooks the side aspect. Radiator.

SECOND FLOOR

Half landing.

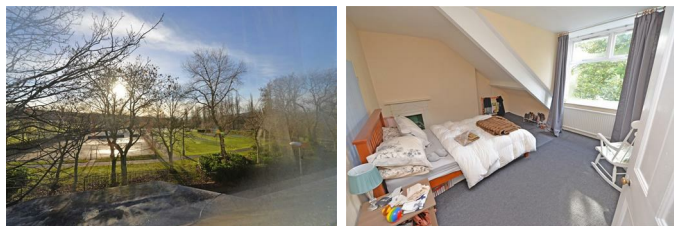
LANDING



With a landing which has a radiator and a storage cupboard.

ATTIC BEDROOM ONE

14'2" x 12'6" (4.32 x 3.82)



With a cast iron fireplace, radiator and a window which overlooks the front aspect.

ATTIC BEDROOM TWO

8'8" x 7'2" (2.63 x 2.18)



With a window which overlooks the rear aspect.

ATTIC BEDROOM THREE

14'11" x 6'6" (4.54 x 1.99)

Storage cupboard and a window which overlooks the front aspect.

ATTIC BATHROOM/WC

8'3" x 4'3" (2.52 x 1.30)



With a three piece suite which has a low level wc, wash hand basin and a panelled bath.

EXTERNAL



Gardens are located to the front, side and rear. There is a lovely lawned and paved garden at the rear which is well stocked with plants and shrubs.

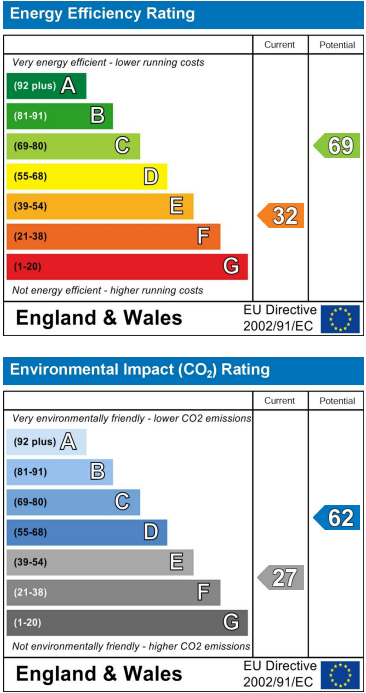
Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map

Energy Efficiency Graph



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