



407 Salters Road

Gosforth



SANDERSON
YOUNG



407 Salters Road
Gosforth, NE3 4XJ

In a highly convenient location within walking distance of the high street and in a beautiful Victorian building is this stylish first floor flat representing an ideal investment opportunity or your first home, with an array of traditional features including wood doors and tall ceilings.

As you walk through the front door, you are greeted by attractive floor tiles and stairs with lovely carved banisters to the first-floor landing and gorgeous wood floor, which extends into the spacious living/dining room ahead of you. This wonderfully bright room has a deep bay window, through which the light pours in, and a fabulous cast iron fireplace with a decorated tile and marble surround, with mantel above, sitting on a tiled hearth.

Price Guide:
Guide Price £155,000



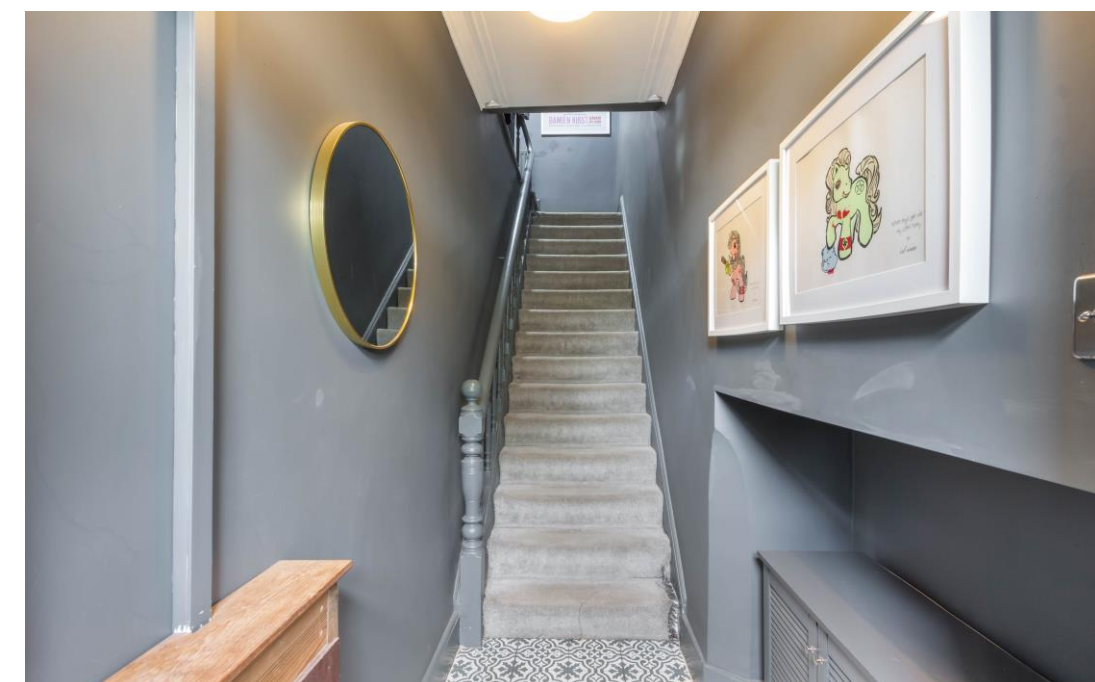


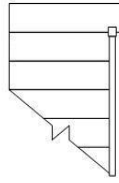
The open-plan kitchen is well-fitted with a range of wall, drawer and base units with woodwork surfaces above. There is a Butler sink with a mixer tap and single drainer inset into the work surface, a built-in oven with gas hob above, space for a fridge/freezer, and a fully glazed door that opens out onto a Juliet balcony with views over the property's rear courtyard. As you curve around the landing, the double bedroom overlooks the front of the property.

At the other end of the landing is the elegant modern bathroom with a tiled floor and white suite, comprising a freestanding bath with mixer tap and hand shower attachment, a pedestal wash hand basin with tiled splashback, a low-level WC and a large independent walk in shower with a glass screen.

From the kitchen is a door to the rear staircase which leads down to the courtyard and there's also a rear access gate from the alleyway. In the hall is access to the loft space, including a loft hatch and integrated ladder, which is large and has the potential to convert into further bedrooms or office space.

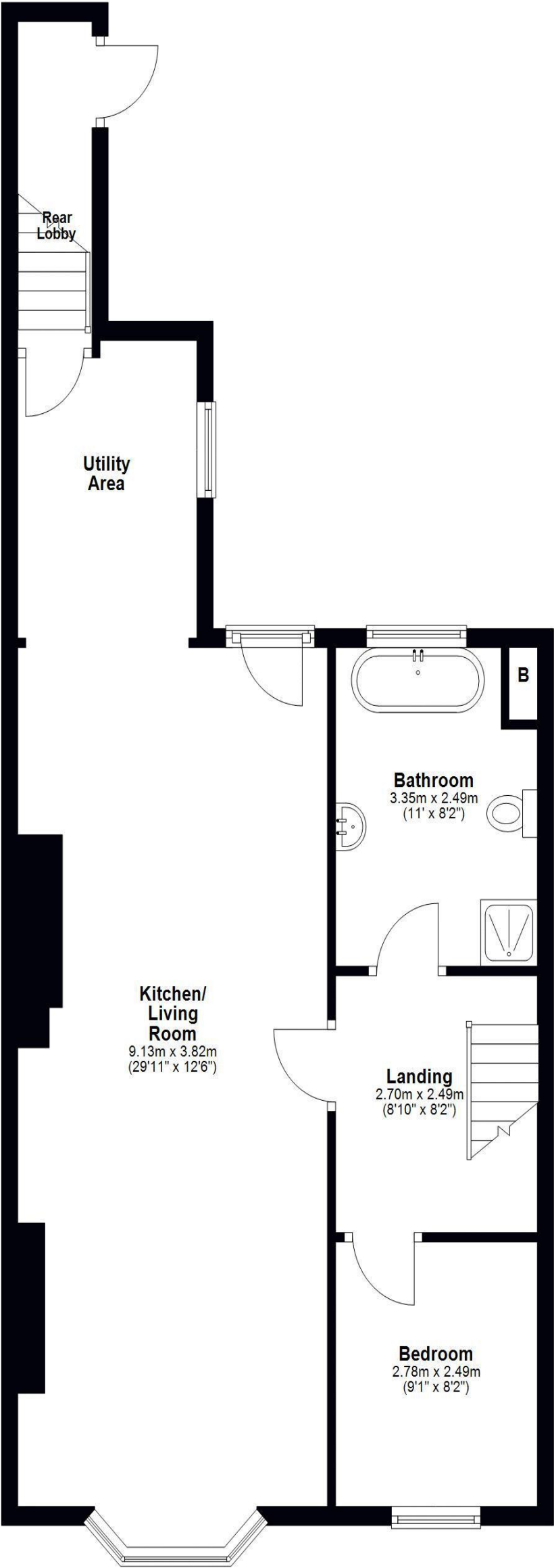
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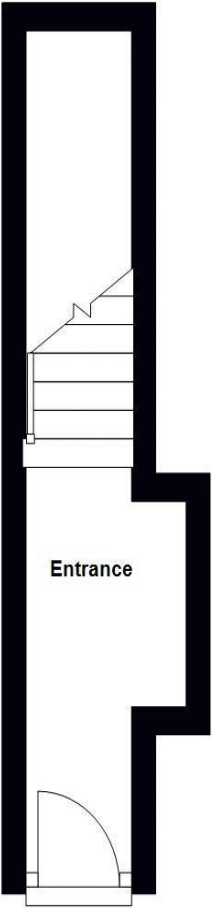
First Floor

Approx. 72.2 sq. metres (777.6 sq. feet)



Ground Floor

Approx. 5.9 sq. metres (63.4 sq. feet)



Total area: approx. 78.1 sq. metres (841.0 sq. feet)



Externally, the property sits in a popular tree-lined street close to the town centre and is approached via a paved pathway with a mature hedge at the front, and a lovely garden. At the rear, which is accessed via the property and a rear wooden access gate, is a courtyard which is bound by a wall.

Gosforth is a charming town with plenty of green spaces, such as Gosforth Central Park, local amenities and friendly communities yet within easy reach of the city of Newcastle. Sought-after by first-time buyers, young professionals and families, shops are abundant, from high street chains to independent stores, pubs, bars, cafes and restaurants. There is a well-established bus network and getting around on foot or by bicycle is easy.

The nearby city of Newcastle Upon Tyne provides more extensive facilities, private and state schooling, a wider choice of shopping outlets and recreational amenities, as well as medical providers. There are also plenty of transport links within a few miles, including the A1 and A69, which lead to other major cities and the motorway, as well as the airport. Newcastle Central rail station provides regular train services to Gateshead, Middlesbrough, Sunderland and other towns close by, as well as the cities of Edinburgh and Glasgow in Scotland, or York, Leeds, Sheffield, Manchester and Liverpool to the south and west.

Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Leasehold | Lease Term Remaining; 989 Years | Council Tax; Band A | Energy Performance Certificate; Rating C