



### 3 bed semi-detached house to buy in NE3

Salters Close, Newcastle upon Tyne, Tyne and Wear, NE3 5BZ

**£245,000**

 x3  x1  x1

Tenure  
**Freehold**

### Property features

- ✓ RENOVATED TO A HIGH
- ✓ QUITE CUL DE SAC
- ✓ THREE BEDROOMS
- ✓ AMPLE PARKING
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

We welcome to the market this well presented three-bedroom semi-detached property, ideally located on Salters Close, Gosforth.

The property has been well maintained throughout and offers an excellent opportunity for first-time buyers and families alike. Positioned within a quiet cul-de-sac, it enjoys an outstanding location with easy access to Gosforth High Street, Regent Centre Metro station, South Gosforth, and the Freeman Hospital. A range of well-regarded local schools cater for all ages, while excellent public transport links via bus and Metro provide convenient travel across the city. Residents can enjoy a vibrant mix of independent shops, cafés, restaurants, and nearby supermarkets, combining everyday convenience with a strong sense of community. With local amenities and transport connections close at hand, this home is ideally suited to those seeking to live in this popular and well-connected neighbourhood.

Accommodation briefly comprises: entrance porch, hallway, and an open-plan living/dining room leading through to a modern fitted kitchen. To the first floor are three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from off-street parking for two vehicles to the front, providing access to the single garage, while to the rear there is a low-maintenance garden ideal for outdoor enjoyment.

The property benefits from gas central heating and double glazing.

The current sellers have sympathetically renovated the property, creating a perfect home ready to move into.

VIEWING HIGHLY RECOMMENDED!

Council Tax Band: B

Tenure: Freehold

Price: £245,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Asphalt shingles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Porch

1.194m x 1.219m (3'11" x 3'11")

With laminate flooring.

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## Hallway

Continuation of the laminate flooring, central heating radiator and stairs to the first floor.

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## Living Room

3.26m x 6.10m (10'8" x 20'0")

Featuring laminate flooring, a double-glazed window providing ample natural light, and a central heating radiator.

(Open plan with Dining Room)



## Dining Room

Finished with laminate flooring and a central heating radiator, the space is enhanced by patio doors leading out to the rear garden.



## Kitchen

6.97m x 2.76m (22'10" x 9'0")

A modern kitchen fitted with a range of wall and base units, complemented by quartz work surfaces with matching upstands. Integrated appliances include a contemporary extractor hood, gas hob, double oven, and fridge freezer. Further features include laminate flooring, ceiling spotlights, a double-glazed window, and a door providing access to the garage.

(Open plan to the Dining Room)



## First Floor Landing

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### Bedroom One

3.197m x 3.062m (10'5" x 10'0")

With double glazed window, central heating radiator and fitted wardrobes.



### Bedroom Two

2.708m x 2.801m (8'10" x 9'2")

With double glazed window, central heating radiator and fitted wardrobes.



## Bedroom Three

3.021m x 2.144m (9'10" x 7'0")

With double glazed window and central heating radiator.



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## Bathroom

1.876m x 1.659m (6'1" x 5'5")

A modern fitted bathroom comprising a bath with shower over, WC, and wall-hung wash hand basin. Finished with tiled walls, a central heating radiator, and a double-glazed window.



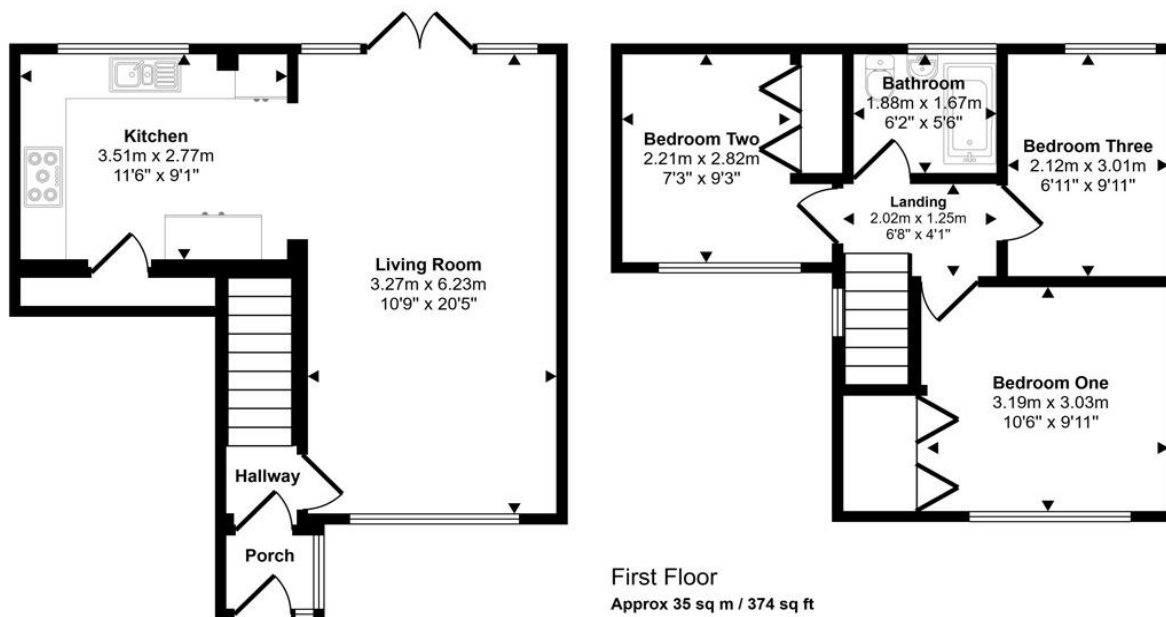
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## Externally

A low-maintenance rear garden featuring modern white flagstones and a raised decking area, ideal for entertaining and al fresco dining. To the front, the property benefits from ample driveway parking leading to the single garage.



Approx Gross Internal Area  
73 sq m / 781 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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