



## 30 William Wailes Walk, Gateshead, NE9 5EW

£315,000

Welcome to William Wailes Walk, a four bedroom semi detached property located in the desirable neighborhood of Low Fell. This exceptional house offers a prime location with convenient access to Saltwell Park and the fantastic local amenities that Low Fell has to offer. Arranged over three floors, this spacious home features four bedrooms, allowing ample space for a growing family. Additionally, there is a small home office, perfect for those who work remotely or desire a dedicated workspace. Upon entering, you are greeted by an inviting entrance hallway that seamlessly flows into the open plan kitchen, dining area, and sitting area. This layout is ideal for modern family living, providing a versatile space for both relaxation and entertaining. The ground floor also includes a convenient WC and bi-fold doors that open up to the rear garden, which benefits from a westerly facing aspect, ensuring plenty of natural light throughout the day. The middle floor of the house offers a second lounge area, providing a separate retreat for relaxation and entertainment. Furthermore, the master double bedroom awaits, complete with a stylish en-suite shower room/WC.

Ascending to the top floor, you will discover three bedrooms, providing ample space for family members or guests. Additionally, the home office is located on this floor, offering a quiet and productive workspace. The main family bathroom beautifully completes this floor, catering to the needs of the household. Beyond the interior, this property offers practicality and convenience. Underneath the rear west-facing garden, you will find a garage and a carport, providing secure parking for two cars. This feature ensures that your vehicles are protected and easily accessible. With its sensible asking price, this property represents an excellent opportunity not to be missed. We highly recommend viewing this exceptional home at your earliest convenience to truly appreciate the quality and lifestyle it has to offer.



**ENTRANCE HALLWAY**

10'3" x 6'9" (3.13 x 2.06)

**KITCHEN / DINING / SITTING**

26'2" x 17'5" (7.99 x 5.31)



**DINING / SITTING AREA**



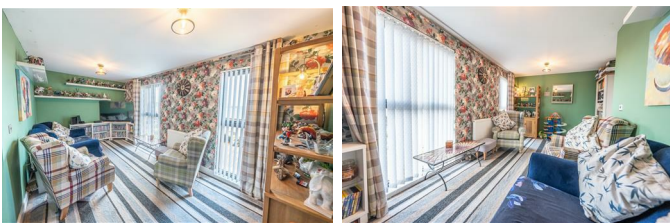
**GROUND FLOOR WC**

**FIRST FLOOR LANDING**

15'9" x 6'9" (4.81 x 2.06)

**LOUNGE**

17'4" x 10'2" (5.30 x 3.11)



**MASTER BEDROOM ONE**

10'3" x 13'3" (3.14 x 4.04)



**EN SUITE SHOWER ROOM/WC**

9'3" x 3'8" (2.84 x 1.12)



**SECOND FLOOR LANDING**



**BEDROOM TWO**

10'5" x 10'0" (3.18 x 3.07)



**BEDROOM THREE**

11'5" x 10'0" (3.48 x 3.07)

## BEDROOM FOUR

6'11" x 7'0" (2.12 x 2.15)



## HOME OFFICE

6'0" x 6'10" (1.85 x 2.10)

## FAMILY BATHROOM/WC

5'6" x 9'1" (1.70 x 2.78)



## GARAGE AND CAR PORT

### EXTERNAL



### 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.



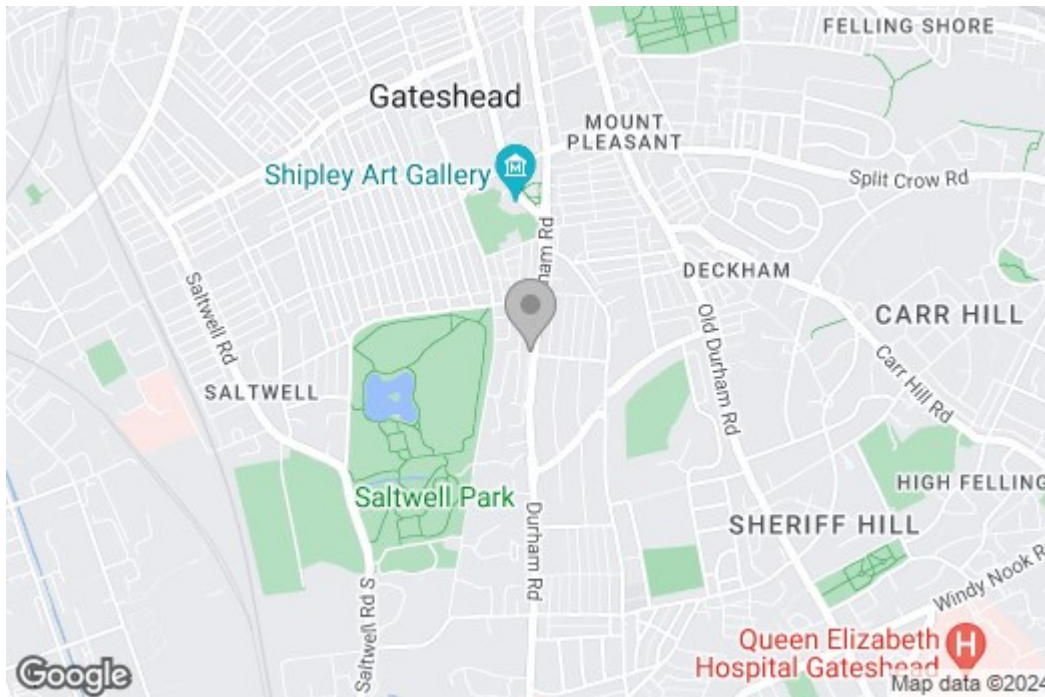
# Floor Plan



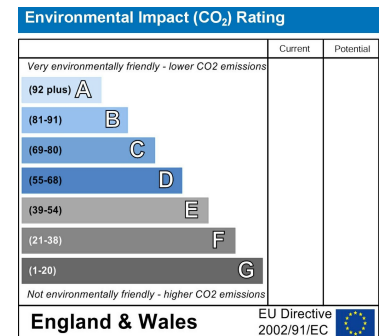
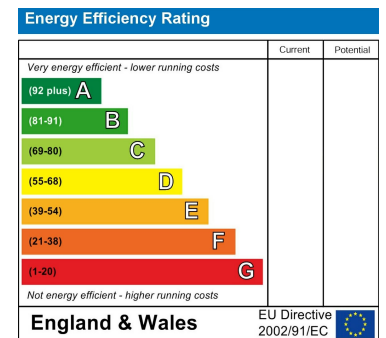
NOT TO SCALE

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## Area Map



## Energy Efficiency Graph



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