



29 William Wailes Walk, Gateshead, NE9 5EW

Offers Over £309,950

Nestled in the heart of Low Fell on William Wailes Walk, this beautifully presented semi-detached house offers a perfect blend of modern living and convenience.

With four spacious bedrooms, this property is ideal for families seeking comfort and style. Upon entering, you are greeted by a welcoming hallway that leads to a generous dining kitchen, complete with a snug family area. The kitchen is equipped with integrated appliances, including an eye-level oven, fridge/freezer, washing machine, and dishwasher, making it a delightful space for both cooking and entertaining. The bi-folding doors seamlessly connect the indoor space to the rear garden, allowing for an abundance of natural light and a wonderful flow for gatherings. The ground floor also features a convenient w/c, enhancing the practicality of the home. Ascending to the first floor, you will find a lovely sitting room with a Juliette balcony that presents delightful views, perfect for relaxation, bedroom three, and the family bathroom. The second floor is equally impressive, featuring built-in storage, main bedroom, which boasts a charming Juliette balcony and an en-suite shower room, providing a private retreat, two further bedrooms, one of which is currently utilised as a dressing room offering flexibility to suit your needs. The rear garden has been thoughtfully remodelled within the last two years, showcasing an Astro turf lawn, a paved patio, and a raised decked sun terrace, creating an ideal outdoor space for leisure and entertainment. An oversized garage and car port provide ample parking. This property is ideally situated for local amenities, excellent transport links, and the award-winning Saltwell Park, making it a highly desirable location. Viewings are highly recommended to fully appreciate the quality and charm of this exceptional home.

ENTRANCE HALLWAY

DINING KITCHEN/FAMILY ROOM

26'3" x 15'10" red to 8'7" (8.01m x 4.83m red to 2.62m)



GROUND FLOOR W/C



FIRST FLOOR LANDING



SITTING ROOM

15'10" x 10'9" (4.83m x 3.30m)



BEDROOM THREE

10'11" x 8'9" (3.33m x 2.68m)



FAMILY BATHROOM

7'10" x 5'6" (2.41m x 1.68m)



SECOND FLOOR LANDING

BEDROOM ONE

14'8" exc window x 8'6" (4.49m exc window x 2.61m)



EN-SUITE SHOWER ROOM

7'3" x 6'11" (2.21m x 2.11m)



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.

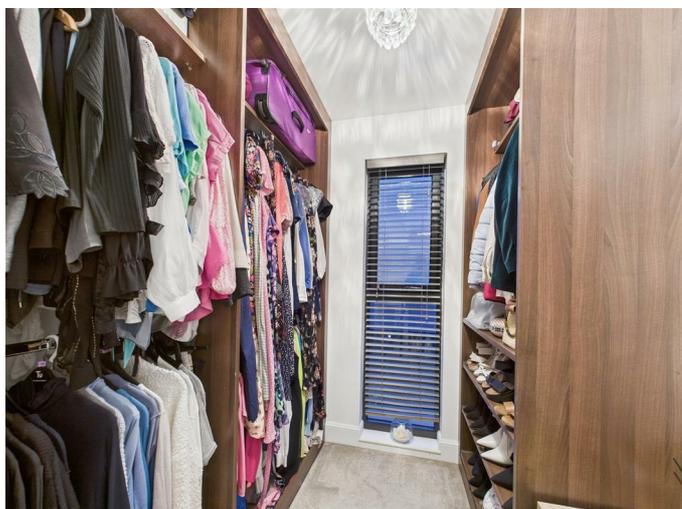
BEDROOM TWO

11'3" x 8'6" (3.44m x 2.60m)



BEDROOM FOUR/DRESSING ROOM

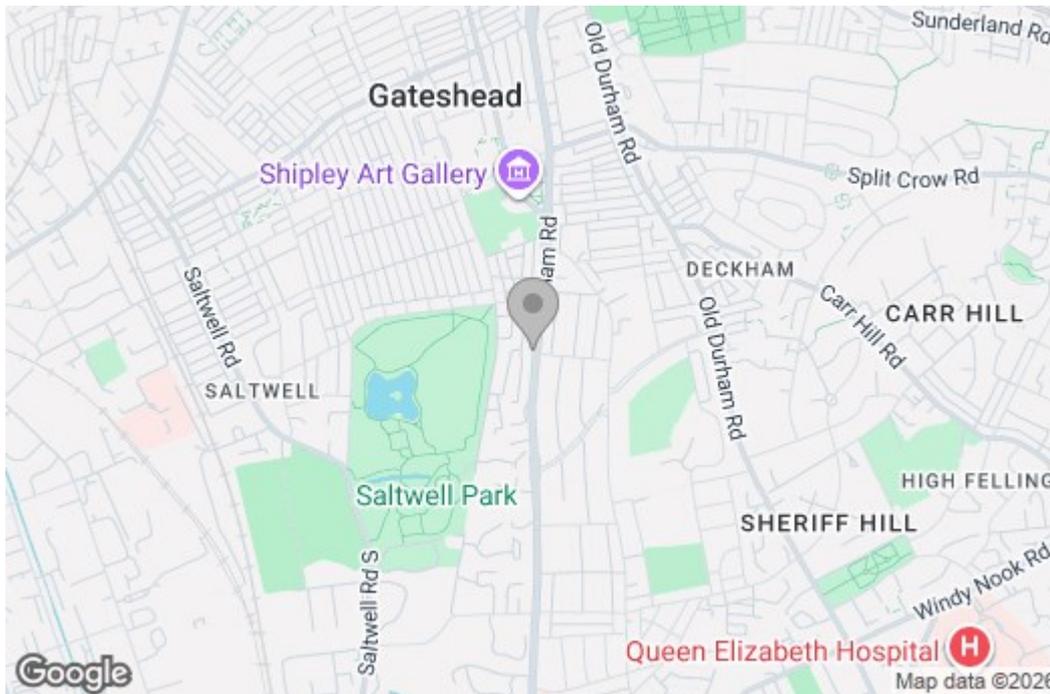
7'0" x 6'11" (2.15m x 2.13m)



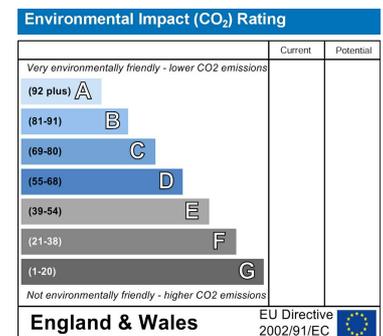
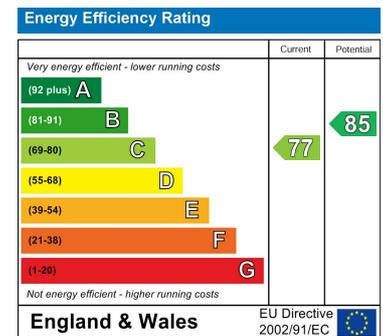
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give a representation or warranty in respect of the property.