



10 Gillies Street, Newcastle Upon Tyne, NE6 2JP

Offers Over £115,000

Hive Estates presents to the market this well styled two bedroom terraced home in Walker, complete with a front driveway and a generous private rear yard. Offering modern interiors and flexible living space, this property would make an ideal first-time purchase or a strong investment opportunity.

Upon entering, you are welcomed by a practical entrance porch, perfect for coats and shoe storage, leading into a bright and inviting living room with stairs direct to the first floor. Natural light streams in from the front of the property, enhancing the calming decor and wood effect laminate flooring. Internal glass and wooden doors create versatility within the space, allowing the room to feel cosy and separate when closed or more open and sociable when opened.

To the rear, the kitchen is finished in a contemporary style with shaker style wood effect units, grey laminate worktops, grey floor tiles and a striking black metro tiled splashback. Integrated appliances include a hob, fridge and freezer, and there is ample space for dining, making it ideal for both everyday living and entertaining.

Upstairs, the property offers two well proportioned bedrooms, both finished in neutral tones with wood-effect laminate flooring. The family bathroom is fitted with a shower over bath, wash basin and WC, complemented by neutral wall and floor tiling for a clean, modern finish.

Externally, the rear yard is fully enclosed and thoughtfully landscaped to create a fantastic outdoor space for relaxing or entertaining, with the added benefit of rear gated access. Situated in a popular and convenient location, the property is within easy reach of local bus routes, Metro links, schools and shops, providing excellent connectivity and everyday amenities close by.

Lounge/Diner 11'5" x 12'3" (3.50 x 3.75)

Kitchen/Breakfast Room 8'6" x 12'3" (2.60 x 3.75)

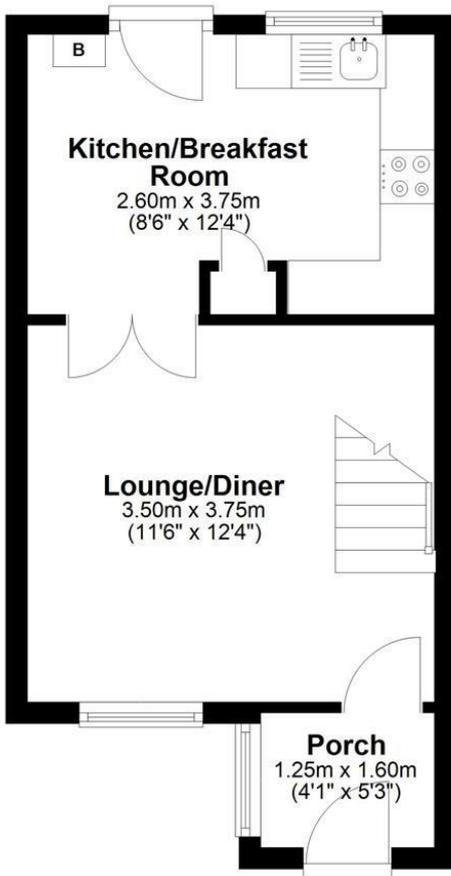
Bedroom 1 10'2" x 9'0" (3.10 x 2.75)

Bedroom 10'0" x 5'4" (3.05 x 1.65)

Bathroom 5'6" x 6'10" (1.70 x 2.10)

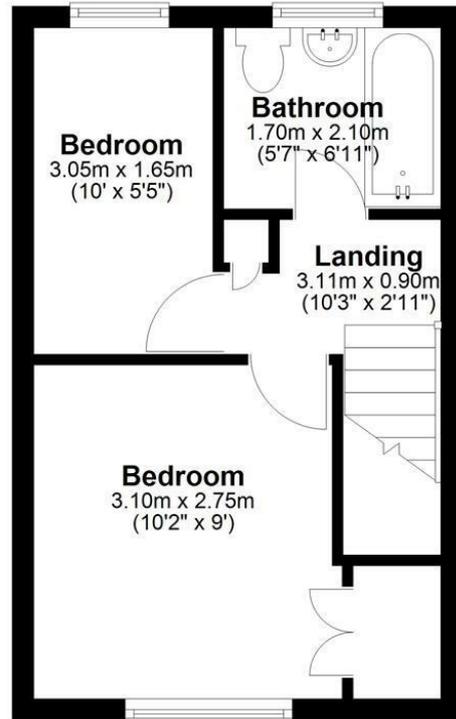
Ground Floor

Approx. 25.4 sq. metres (273.5 sq. feet)



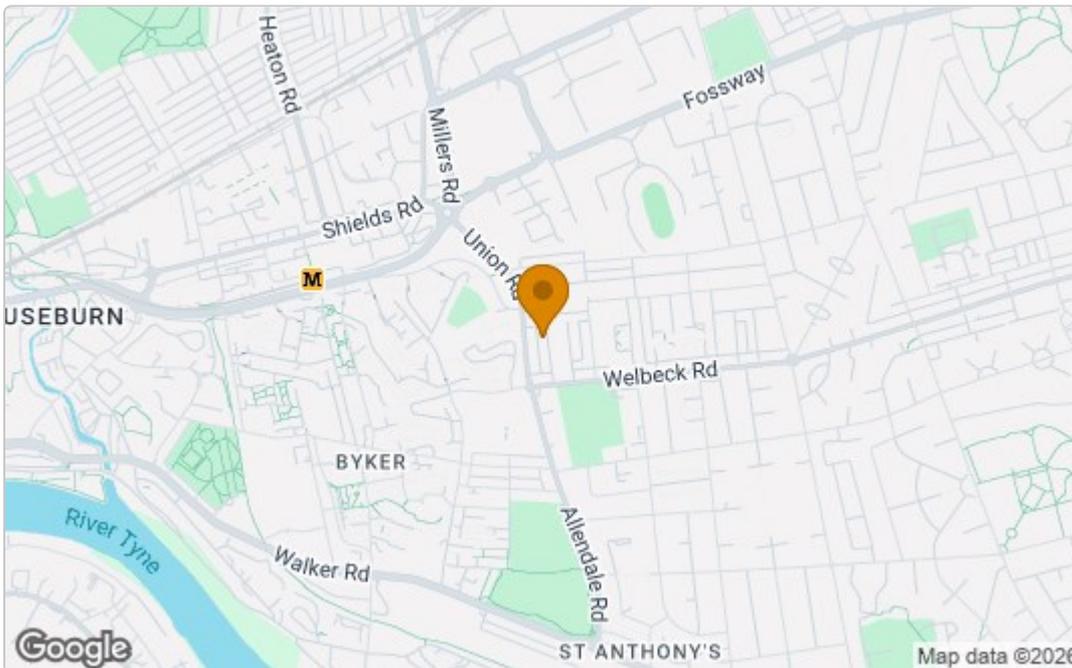
First Floor

Approx. 23.6 sq. metres (254.1 sq. feet)



Total area: approx. 49.0 sq. metres (527.6 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		Current	Potential
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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