



**81 Malcolm Street, Newcastle Upon Tyne, NE6 5PL**

**Offers Over £210,000**

Hive Estates are delighted to present to the market this charming two bedroom terraced house, ideally located on the quiet Malcolm Street in Heaton, complete with a generous rear yard.

To the front of the property, a bright and spacious living room is filled with natural light from large windows and features a statement chimney breast, neutral decor and stylish grey carpets, creating a welcoming yet cosy space to relax. Beyond this, a separate dining room offers excellent versatility, finished in complementary neutral tones with a feature fireplace and grey carpets. Ideal as a formal dining area, secondary living room or snug, this room also benefits from a useful storage cupboard.

The kitchen is a well proportioned and modern space, fitted with sleek white high gloss cabinetry, complementary grey worktops and contemporary grey gloss floor tiles, complete with an integrated oven and hob. To the rear, a separate utility area provides additional practicality and leads through to the family bathroom, which continues the modern finish with grey gloss flooring, white wall tiles with contrasting black grout, a shower over bath, wash basin, towel radiator and WC.

Upstairs, the property offers two well sized bedrooms. The master bedroom is a generous and calming space with soft neutral decor, grey carpets and large windows allowing plenty of natural light, and benefits from a private en-suite featuring neutral tiling, a walk in shower, wash basin, towel radiator and WC. The second bedroom is another spacious and flexible room with a feature wall and neutral finish, making it perfect for use as a guest bedroom, home office or dressing room.

Externally, the property enjoys both private front and rear yard spaces, ideal for those with green fingers or for hosting family and friends during the warmer months. Situated close to excellent transport links, local shops and popular restaurants, and just a short distance from the city centre, this property presents an excellent opportunity for first time buyers and investors alike.

**Lounge 12'5" x 14'9" (3.79 x 4.52)**

**Dining Room 10'5" x 14'9" (3.20 x 4.52)**

**Kitchen 30'4" x 6'6" (9.26 x 1.99)**

**Bathroom 6'1" x 4'5" (1.86 x 1.35)**

**Bedroom 1 13'4" x 14'9" (4.08 x 4.52)**

**En-Suite 5'7" x 4'5" (1.71 x 1.35)**

**Bedroom 2 10'2" x 14'9" (3.10 x 4.52)**

# Floor Plan



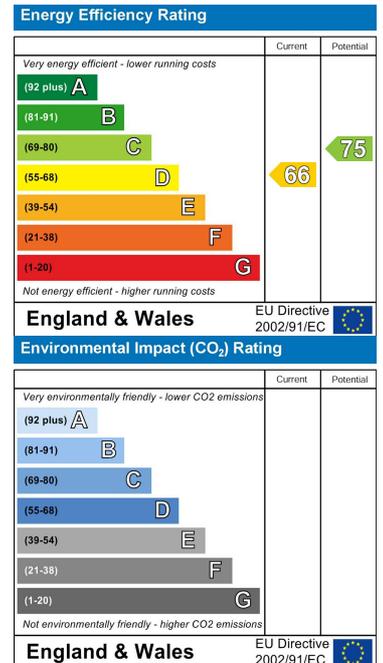
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements of benches, stairways, openings etc are approximate. They should not be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error or mis-statement. Plan produced using PlanUp.

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## Area Map



## Energy Efficiency Graph



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