



## **47 Rows Mews, Newcastle Upon Tyne, NE6 1TX**

**Offers Over £150,000**

Hive Estates is delighted to welcome to the market this beautifully presented two-bedroom flat on Rows Mews, within the popular St Peter's Basin development. Situated in a quiet residential area with excellent kerb appeal, this lovely home benefits from both front and rear garden spaces, a private entrance, and an allocated parking space to the front.

Upon entering the property, you are welcomed into a convenient porch that leads through to the kitchen area. The modern fitted kitchen features stylish two tone shaker style cabinetry, wood effect worktops, an island, and a bold splashback, alongside an integrated oven and hob. There is also ample space for additional freestanding appliances. To the rear of the property is a generous living room, finished with light carpets and neutral decor. A sliding door opens directly onto the private rear garden, creating a fantastic indoor outdoor flow and providing an ideal space for relaxing or entertaining.

There are two well proportioned double bedrooms, the spacious principal bedroom is enhanced by bold decor, soft beige carpeting, and floor to ceiling mirrored wardrobes spanning the length of the room, offering excellent storage. The second bedroom is currently utilised as a home office and demonstrates the versatility of the space, making it equally suitable as a guest bedroom, dressing room, or nursery. Large windows allow plenty of natural light to fill the room, complemented by modern decor and neutral carpeting. The contemporary bathroom is finished with half height tiling and comprises a shower over the bath, a vanity wash basin unit, and a WC.

Externally, the private rear garden is beautifully maintained, featuring a lawn, patio area, and attractive flowerbeds surrounded by mature greenery, creating a peaceful outdoor retreat. Finished and decorated to a high standard throughout, the property is ideally located close to St Peter's Marina and a range of local amenities, while also being within easy reach of Newcastle city centre. This fantastic home will appeal to a variety of buyers, including first-time purchasers, professionals, downsizers, and investors alike.

**Kitchen 11'1" x 12'1" (3.40 x 3.69)**

**Lounge/Diner 12'2" x 18'8" (3.73 x 5.7)**

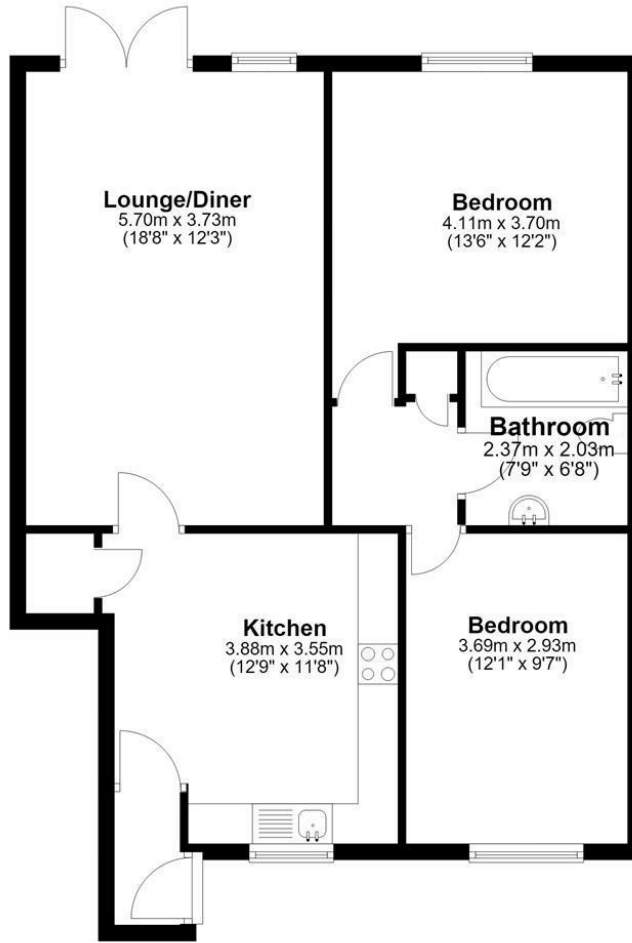
**Bedroom 1 12'1" x 13'5" (3.7 x 4.11)**

**Bedroom 2 9'7" x 12'1" (2.93 x 3.69)**

**Bathroom 6'7" x 7'9" (2.02 x 2.37)**

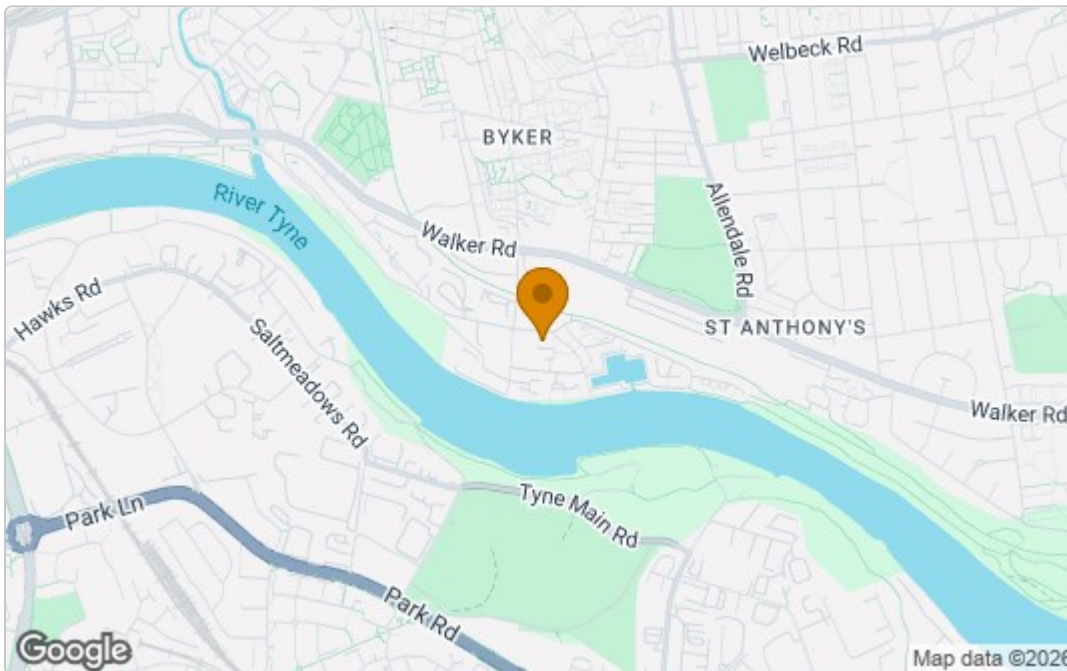
### Ground Floor

Approx. 69.8 sq. metres (751.3 sq. feet)

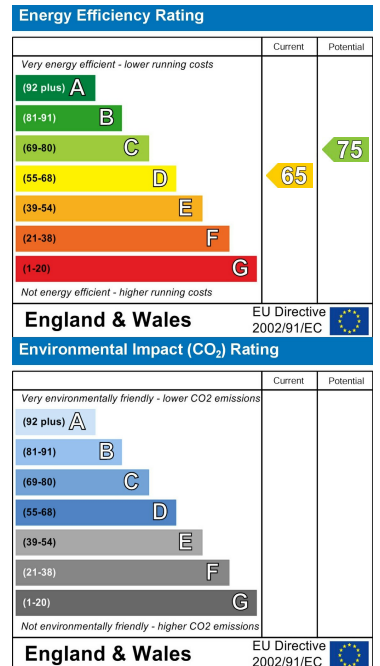


Total area: approx. 69.8 sq. metres (751.3 sq. feet)

### Area Map



### Energy Efficiency Graph



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