



117 Helmsley Road, Newcastle Upon Tyne, NE2 1RE

Offers Over £165,000

Hive Estates is delighted to present this beautifully styled two bedroom lower Tyneside flat, ideally located in the highly sought after and ever popular area of Sandyford. This charming home combines period features with modern finishes and boasts a spacious private rear yard perfect for entertaining guests or unwinding in the sun.

Inside, the inviting living room features exposed original floorboards, elegant coving, neutral decor, and plenty of space for both living and dining. A handy built-in storage cupboard adds practicality without compromising the aesthetic.

The stylishly renovated kitchen is a real highlight, fitted with cream shaker style units, warm wood effect worktops, and a bold teal metro tile splashback. Integrated appliances include an oven, hob, fridge, freezer, and dishwasher, all set against a backdrop of sleek grey tiled flooring.

The generously sized master bedroom benefits from a beautiful original fireplace set in a feature chimney breast, with soft beige carpeting and a large bow window complete with a charming built-in window seat flooding the room with natural light. The second bedroom is a versatile space, ideal as a guest room, home office, or dressing room, with neutral tones and exposed floorboards.

The bathroom features floor to ceiling neutral tiling, a shower over bath, basin, and WC, with scope to create additional storage if desired.

To the rear, the large private yard offers ample room for outdoor furniture, making it an excellent space for relaxing or socialising with friends and family. Situated just moments from local independent shops, cafes, and excellent transport links into the city centre and beyond, this is a superb opportunity for professionals, first-time buyers, or investors looking for a stylish home in a prime location.

Lounge/Diner 14'9" x 13'1" (4.50 x 4.00)

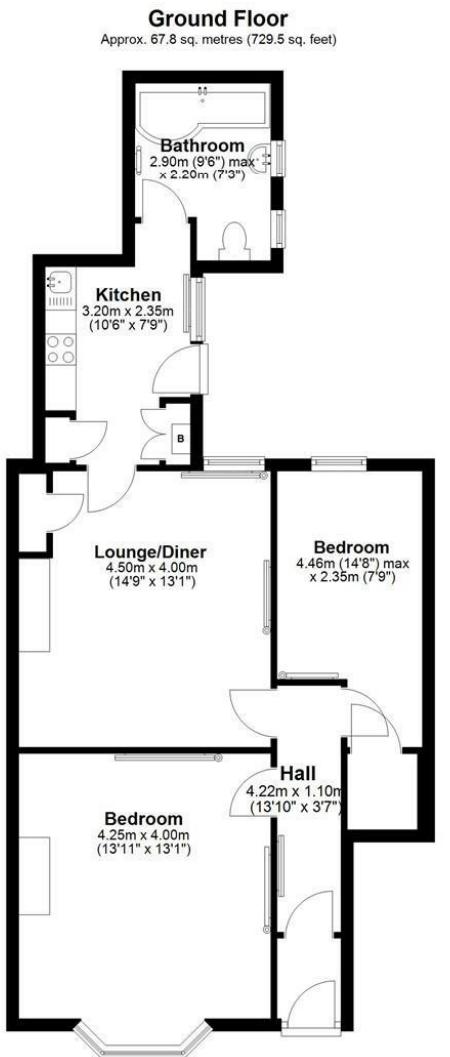
Kitchen 10'5" x 7'8" (3.20 x 2.35)

Bedroom 1 13'11" x 13'1" (4.25 x 4.00)

Bedroom 2 14'7" x 7'8" (4.46 x 2.35)

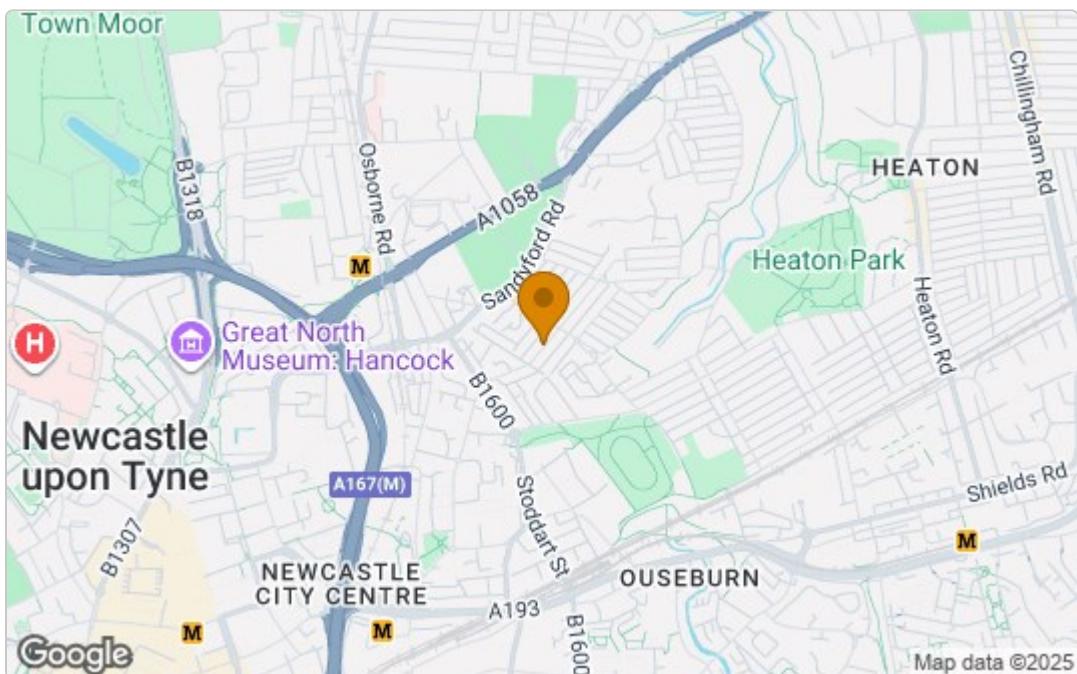
Bathroom 9'6" x 7'2" (2.90 x 2.20)

Floor Plan

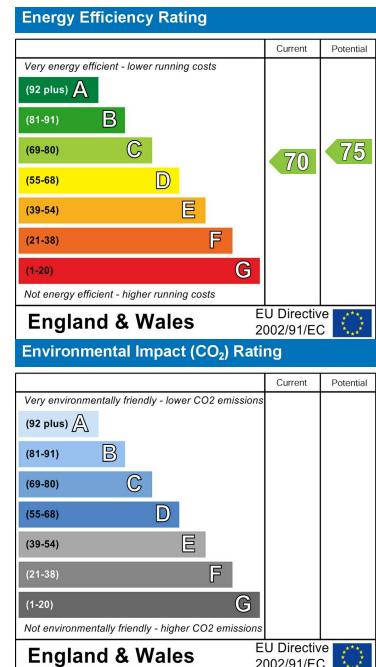


Total area: approx. 67.8 sq. metres (729.5 sq. feet)

Area Map



Energy Efficiency Graph



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