



## **49 Tosson Terrace, Newcastle Upon Tyne, NE6 5LY**

**Offers Over £175,000**

Hive Estates welcomes to the market this stunning two-bedroom ground floor flat, ideally located in the heart of Heaton. Situated close to local amenities, excellent transport links, and green spaces such as Heaton Park, this turnkey property is superbly positioned and would make the perfect first-time buy or investment opportunity.

Upon entering, the bright and welcoming hallway offers practical integral storage and access to the principal rooms. The lounge boasts a feature fireplace, decorative ceiling cornicing, and wood-effect laminate flooring. With complementary navy-blue décor, this stylish space is full of character. Leading through to the kitchen, you'll find stone-coloured high-gloss cabinetry, wood-effect laminate worktops, and slate-effect tiled splashbacks. Bright and contemporary in feel, it comes complete with an integrated hob, extractor, oven, fridge freezer, and sink, with additional under-counter space for freestanding appliances. The kitchen also provides direct access to the rear yard.

To the front of the property the master bedroom is spacious and filled with natural light thanks to the tall ceilings and large bay window. Decorated in contrasting green tones, the room has a warm and homely atmosphere. The second double bedroom is decorated in calming blue hues and benefits from a picture window. An original fireplace adds period charm, creating a delightful focal point. Conveniently positioned between the bedrooms, the bathroom features textured neutral tiles with contrasting black grout, complemented by a salmon-pink finish. It is fitted with a shower over bath, basin, WC, illuminated mirror, and heated towel radiator.

Externally, the private rear yard offers a tranquil yet social setting, perfect for entertaining while also providing useful storage space. This property is ready to move into and would suit a wide range of buyers, an excellent opportunity not to be missed.

**Lounge/Diner 14'9" x 12'9" (4.50 x 3.90)**

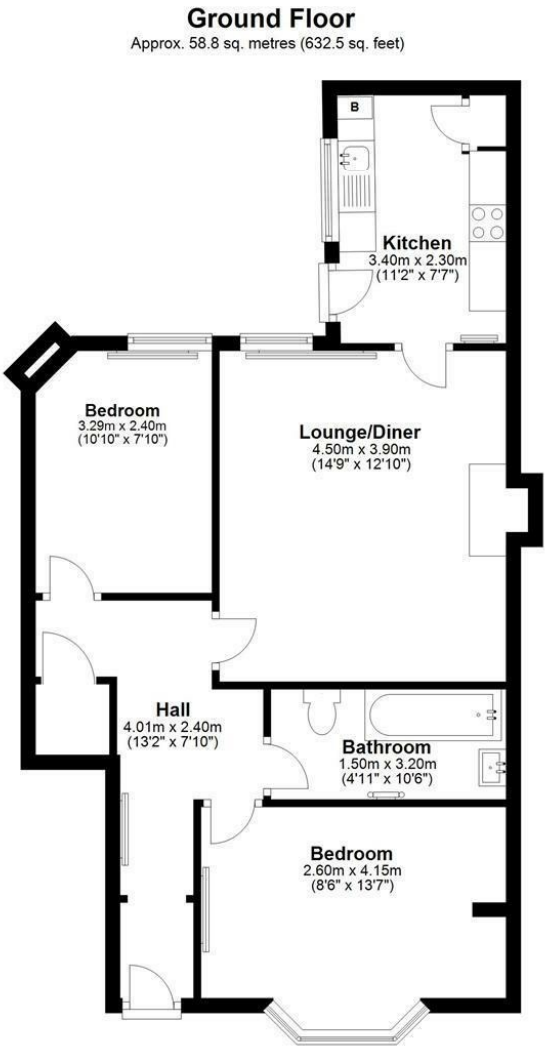
**Kitchen 11'1" x 7'6" (3.40 x 2.30)**

**Bedroom 1 8'6" x 13'7" (2.60 x 4.15)**

**Bedroom 2 10'9" x 7'10" (3.29 x 2.40)**

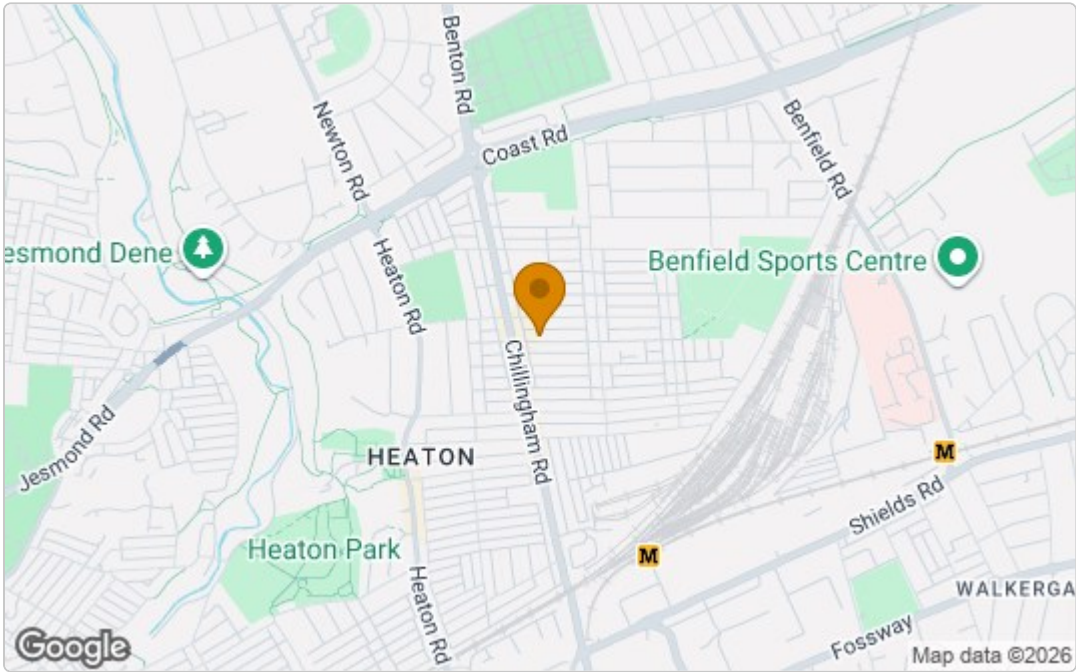
**Bathroom 4'11" x 10'5" (1.50 x 3.20)**

Floor Plan



Total area: approx. 58.8 sq. metres (632.5 sq. feet)

Area Map



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Energy Efficiency Graph

