







56 Eighth Avenue, Newcastle Upon Tyne, NE6 5YB

Offers Over £170,000

Hive Estates are delighted to present to the market this well presented three double bedroom upper Tyneside flat, ideally located on Eighth Avenue in the heart of Heaton. Offering spacious accommodation, original period features and a shared rear yard, this property is an excellent opportunity for first time buyers, professionals or investors.

Stepping inside, a welcoming entrance leads up to a bright and spacious living/dining room, where large windows and high ceilings create a light, airy feel. Finished in neutral decor with grey carpeting, the room offers ample space for both lounge and dining furniture, making it ideal for everyday living and entertaining. A modern kitchen is fitted with wood effect shaker units, green-grey laminate worktops and wood effect flooring. Integrated appliances include an oven, hob and extractor hood, while additional space is available for freestanding appliances. Natural light floods the room through a large window, creating a practical and pleasant cooking space.

Positioned at the front of the property, the principal bedroom is a generous double featuring a large bay window, built-in storage and attractive original features. A second double bedroom provides comfortable accommodation, while the third bedroom offers excellent flexibility as a home office, nursery or guest room. Completing the accommodation, the bathroom is fitted with a white suite comprising a bath with shower over, wash basin, WC and heated towel rail, complemented by white wall tiling and patterned floor tiles.

Outside, a shared rear yard provides useful outdoor space to enjoy during the warmer months. Located in one of Heaton's most popular residential streets, the property is within easy walking distance of an excellent range of cafés, restaurants, shops and local amenities. Nearby Metro stations and regular bus services offer convenient transport links into Newcastle city centre and beyond.

Lounge/Diner 13'5" x 13'9" (4.10 x 4.20)

Kitchen 11'7" x 9'2" (3.55 x 2.80)

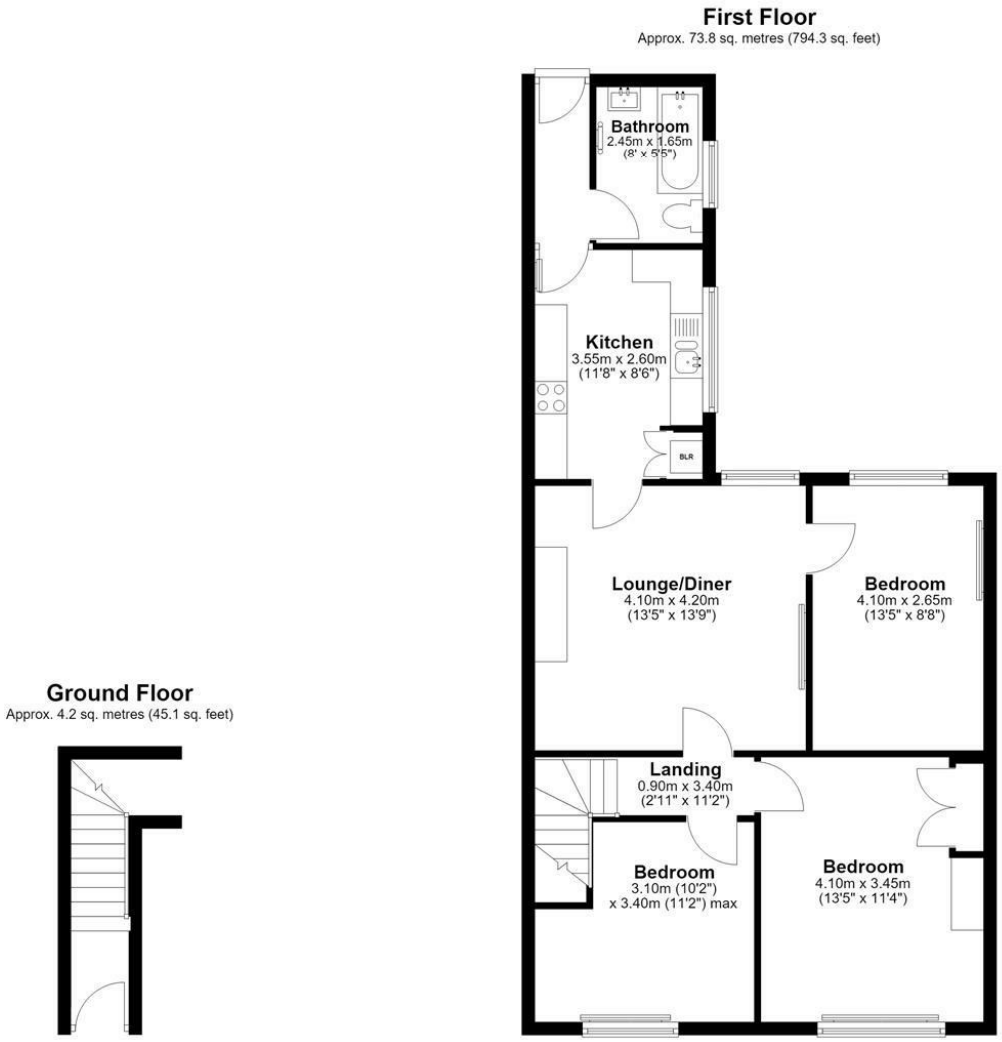
Bedroom 1 13'5" x 11'3" (4.10 x 3.45)

Bedroom 2 10'2" x 11'1" (3.10 x 3.40)

Bedroom 3 13'5" x 8'8" (4.10 x 2.65)

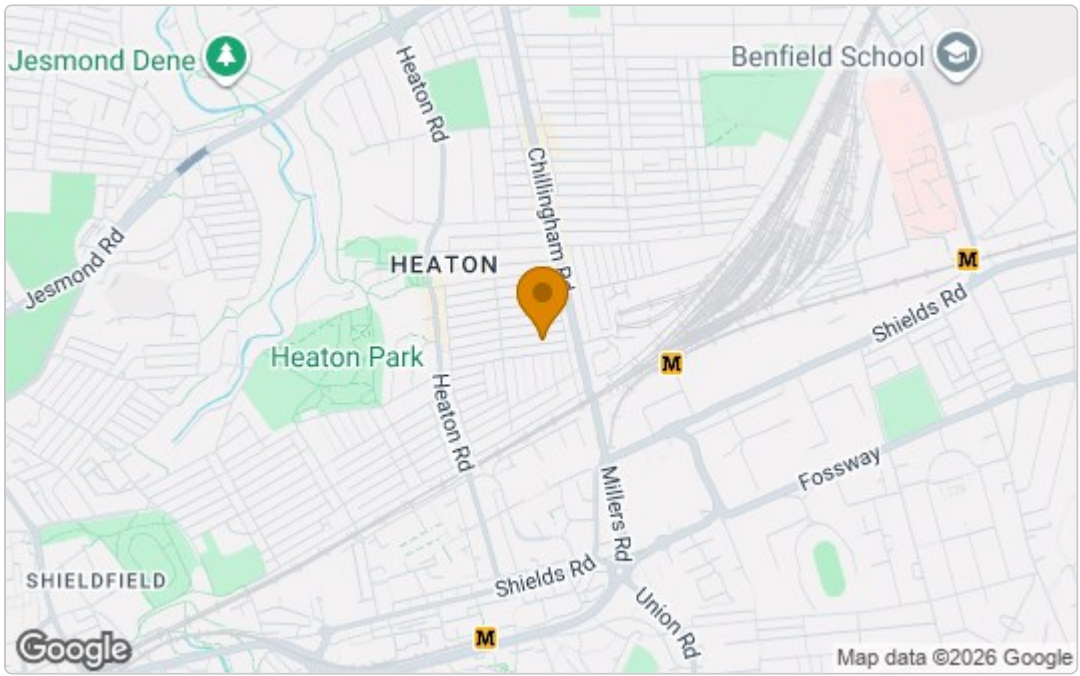
Bathroom 8'0" x 5'4" (2.45 x 1.65)

Floor Plan

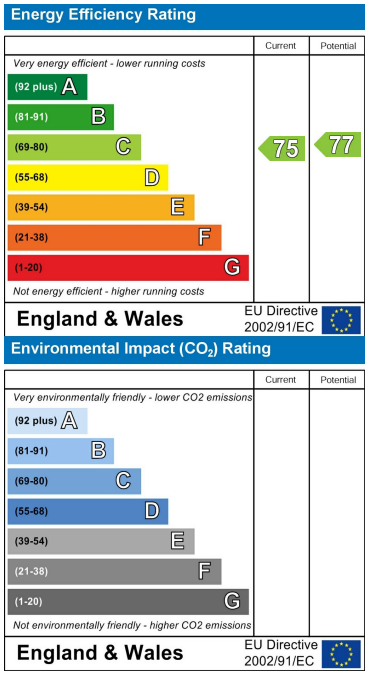


Total area: approx. 78.0 sq. metres (839.4 sq. feet)

Area Map



Energy Efficiency Graph



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