







44 Malcolm Street, Newcastle Upon Tyne, NE6 5PL

Offers Over £170,000

Hive Estates are delighted to present to the market this well proportioned two-bedroom lower Tyneside flat, situated on Malcolm Street in the popular residential area of Heaton. Occupying a pleasant position on a quiet residential street, this property offers generous living space, attractive period features and excellent outdoor space, including a private front garden and a spacious shared rear yard.

Upon entering, you are welcomed by a bright and spacious entrance hallway, featuring stylish wall panelling, grey carpets and a useful storage cupboard. The lounge is a cosy yet generously sized reception room, decorated in attractive mauve tones with grey carpeting and a large window allowing plenty of natural light to flood the space. There is also a handy built in cupboard and ample room to accommodate a separate dining area.

The kitchen is another well-sized room, fitted with olive toned decor, cream cabinetry and wood effect worktops. Features include an integrated oven and hob with extractor fan, white tiled splashbacks, plenty of storage and additional space for freestanding appliances. A door also provides convenient direct access to the rear yard.

Both bedrooms are well-proportioned. The master bedroom is a particularly spacious double room, featuring modern decor, grey carpeting and a large window, alongside attractive original details including coving and a picture rail. The second bedroom is a versatile space, currently decorated in sage green with grey carpets and a large window, making it ideal for use as a dressing room, home office, nursery or additional bedroom.

Completing the accommodation is a bathroom situated to the rear of the property, fitted with neutral floor and wall tiling, a shower over the bath, wash basin and WC.

Externally, the property benefits from excellent kerb appeal, with an attractive front garden filled with greenery, providing a lovely spot to sit out and enjoy the surroundings. To the rear is a generous shared yard with plenty of room for outdoor seating, entertaining friends and family, as well as potential for additional storage.

Ideally positioned in Heaton, the property is within easy reach of a variety of local shops, cafes, restaurants and everyday amenities, alongside excellent transport links providing convenient access into Newcastle city centre and surrounding areas.

Offering spacious accommodation, charming original features and fantastic outdoor space, this property would make an ideal purchase for first-time buyers, professionals or investors alike.

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

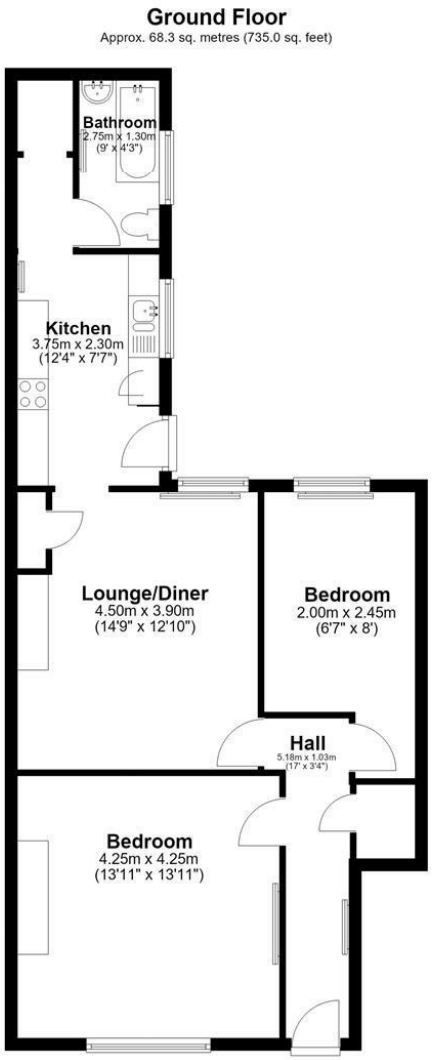
Kitchen 12'3" x 7'6" (3.75 x 2.30)

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

Bedroom 2 6'6" x 8'0" (2.00 x 2.45)

Bathroom 9'0" x 4'3" (2.75 x 1.30)

Floor Plan

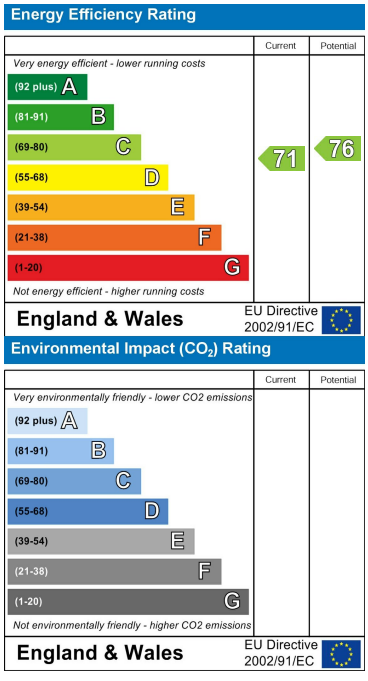


Total area: approx. 68.3 sq. metres (735.0 sq. feet)

Area Map



Energy Efficiency Graph



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