



61 Second Avenue, Newcastle Upon Tyne, NE6 5XT

Offers Over £160,000

Hive Estates is pleased to present this two-bedroom ground floor flat situated on the popular Second Avenue in the heart of Heaton. Well presented throughout, the property offers modern and comfortable living with a practical layout, benefitting from a Hive heating system.

Upon entry, a hallway provides access to the main rooms. At the front of the property is the principal bedroom, a bright and spacious room with a large bay window and neutral carpets. The second double bedroom is also a good size, with neutral carpets and a window overlooking the private rear yard.

The bathroom is fitted with a bath with overhead shower, WC, and wash basin. Finished with modern tiling and benefitting from underfloor heating, it provides a functional space.

To the rear, the property opens into an open-plan kitchen and living area, offering a practical and sociable layout. The kitchen is fitted with white units, wood worktops, an integrated induction hob, and a breakfast bar. There is also space for a free-standing washing machine, dishwasher and fridge freezer. The living space is finished in neutral tones with wood-effect flooring.

A door leads out to the rear yard, which is paved for low maintenance and offers a good level of privacy, along with secure access to the rear lane. The property also benefits from an electrical car charging point.

Externally, the property benefits from on-street parking and is conveniently located close to local amenities, parks, and transport links.

Lounge 13'9" x 14'2" (4.20 x 4.32)

Kitchen 9'8" x 7'6" (2.96 x 2.29)

Bedroom 1 9'6" x 13'8" (2.90 x 4.18)

Bedroom 2 13'9" x 7'8" (4.20 x 2.35)

Bathroom 5'11" x 9'10" (1.82 x 3)

Ground Floor

Approx. 60.8 sq. metres (654.9 sq. feet)

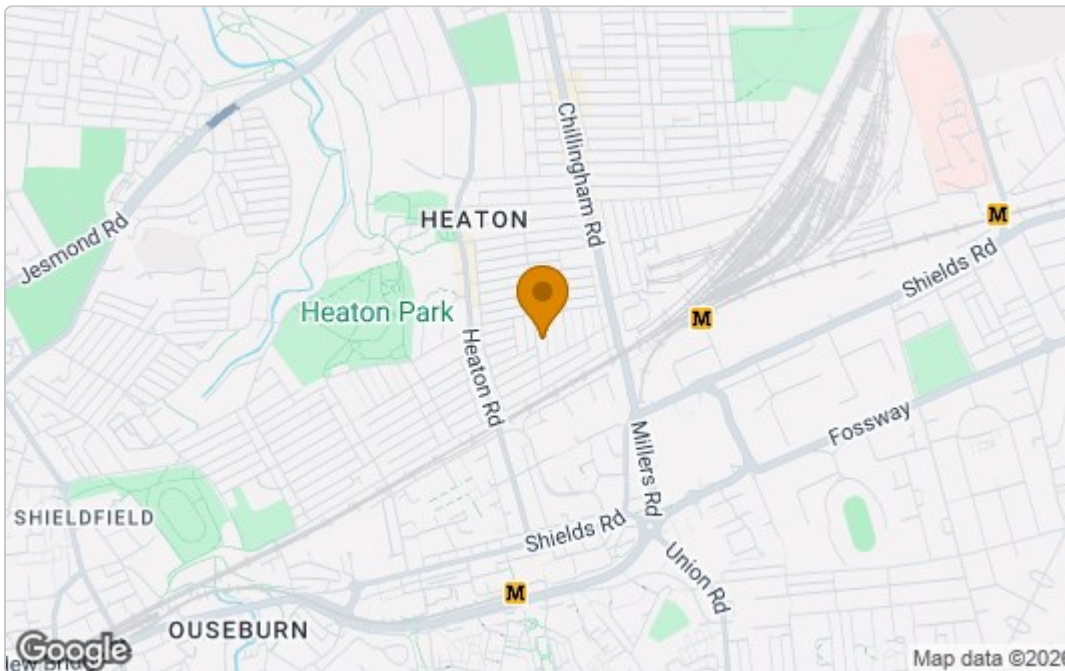


Total area: approx. 60.8 sq. metres (654.9 sq. feet)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements of benches, stairways, openings etc are approximate. They should not be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error or mis-statement.
Plan produced using PlanUp.

Area Map

Second Ave , Heaton, Newcastle Upon Tyne



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	77
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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