44 Sixth Avenue, Newcastle Upon Tyne, NE6 5YN

Offers Over £190,000

Hive Estates are pleased to present this beautifully maintained two bedroom upper flat, positioned on Sixth Avenue in Heaton, Newcastle upon Tyne. Set on a peaceful pedestrianised street, the property combines characterful features with stylish modern living.

The accommodation is accessed via a private entrance, with stairs leading to the first floor landing where original floorboards provide an immediate sense of charm and character. At the front of the property, the bright and spacious lounge is a standout living space, featuring elegant decor, a decorative ceiling rose, a feature fireplace surround, and dual windows that allow natural light to pour in throughout the day. To the rear, the large kitchen offers an excellent blend of practicality and style, featuring integrated appliances, wood-effect worktops, and plenty of cupboard and worktop space. A door from the kitchen leads directly to the private rear yard, providing a useful outdoor space for storage, entertaining, or relaxing.

Both bedrooms are generously sized and thoughtfully presented. The principal bedroom enjoys extensive floor to ceiling fitted storage and large windows that enhance the bright and airy feel of the room, while additional storage is conveniently located on the landing. The second bedroom is a versatile space, finished in soft, neutral tones and perfectly suited as a bedroom, home office, dressing room, or guest room. The contemporary bathroom is finished with neutral tiling and comprises a bath with overhead shower, wash basin, WC, and heated towel rail.

Offering an excellent balance of character, space, and modern convenience, this attractive flat is ideally situated within easy reach of Heaton's popular cafés, independent shops, green spaces, and transport links into Newcastle city centre.

Living Room 13'7" x 13'2" (4.15 x 4.02)

Kitchen 18'9" x 7'8" (5.73 x 2.34)

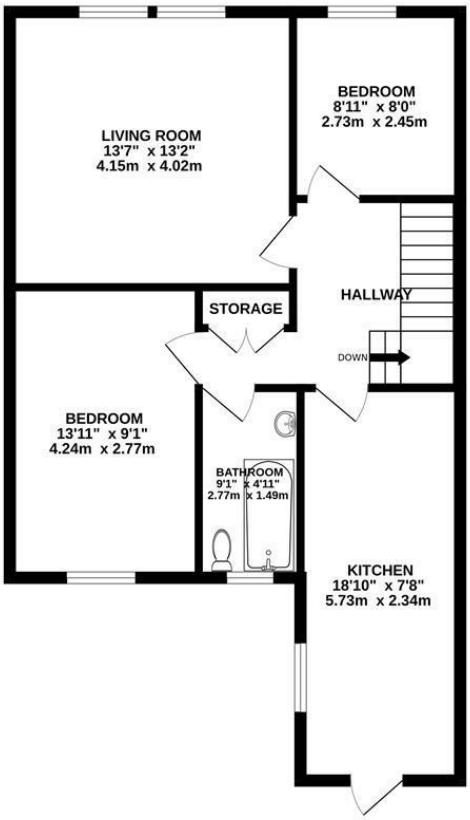
Bedroom 1 13'10" x 9'1" (4.24 x 2.77)

Bedroom 2 8'11" x 8'0" (2.73 x 2.45)

Bathroom 9'1" x 4'10" (2.77 x 1.49)

Floor Plan

1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



SIXTH AVENUE NE6 5YN

TOTAL FLOOR AREA : 661 sq.ft. (61.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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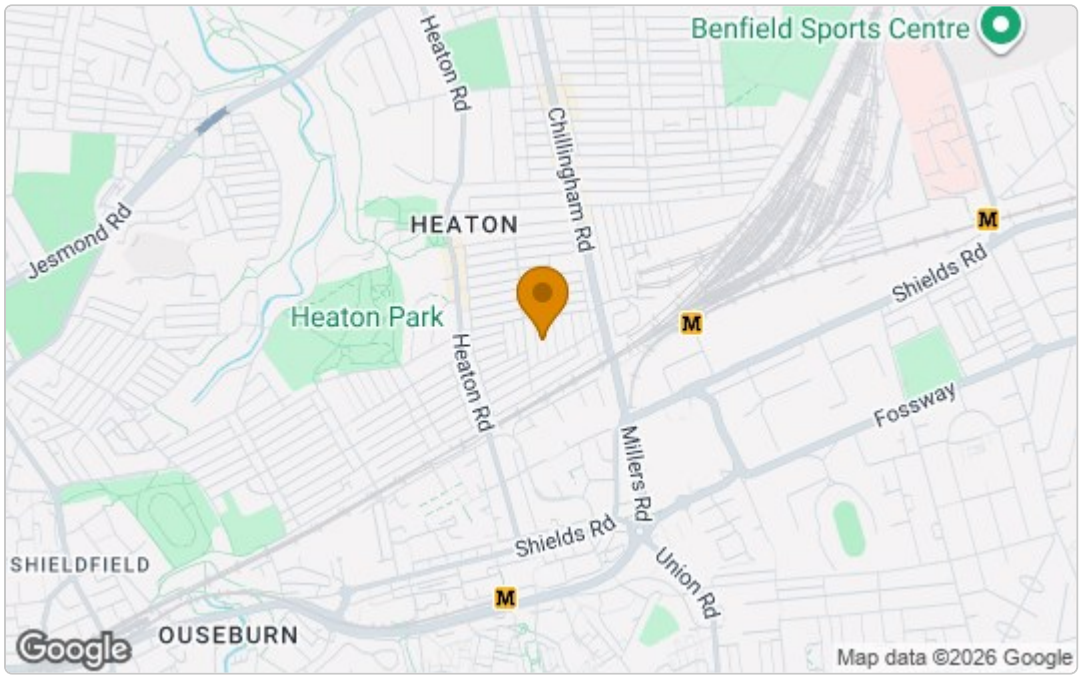
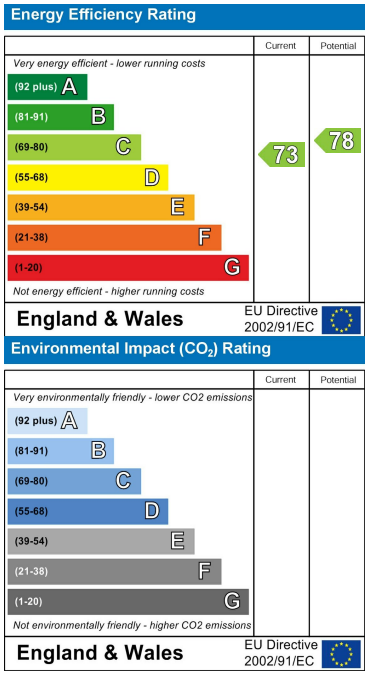
Area Map



Energy Efficiency Graph



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