

344 Simonside Terrace, Newcastle Upon Tyne, NE6 5DS

Offers Over £170,000

Hive Estates is delighted to present to the market this bold and beautifully presented two bedroom lower Tyneside flat, situated on the ever-desirable Simonside Terrace in the vibrant heart of Heaton. Perfectly positioned just moments from the area's buzzing caf  s, bars, shops, and excellent transport links, this home combines period charm with contemporary flair—making it an ideal first-time buy or investment opportunity.

From the moment you step through the front door, you're greeted by an immediate sense of style, warmth, and originality. This property effortlessly blends restored original features with modern design touches, creating a unique and characterful living space that's ready to move into.

The spacious living room is the heart of the home bright, welcoming, and full of personality. With large proportions and plenty of room for both living and dining, the space is enhanced by beautifully restored original wooden flooring, crisp neutral décor, and classic original doors. Thoughtfully designed built in storage offers practical solutions while maintaining the room's clean aesthetic. It's the perfect space for entertaining guests, hosting dinners, or simply relaxing in comfort. To the rear of the property sits a stylish and colourful kitchen that adds a fun pop of individuality to the home. Featuring painted cabinetry, black laminate worktops, and a white metro tile splashback, the kitchen is both visually appealing and practical. Patterned floor tiles underfoot add further charm, while large windows allow natural light to flood the space. The kitchen also includes an integrated oven and hob, making it fully equipped for modern living.

The master bedroom is a standout feature an impressively large and elegant space that feels bold yet calming. Decorated with confidence and style, the room benefits from a generous bay window that floods the space with natural light. The original wood flooring, combined with a decorative picture rail and high ceilings, enhances the traditional character of the room while offering a blank canvas for personalisation. It's a sanctuary of space and light, perfect for restful nights or relaxed mornings. The second bedroom is a beautifully finished, versatile room with soft beige carpeting and neutral décor. Bathed in natural light thanks to a large window, it offers ample space to function as a guest bedroom, home office, dressing room, or even a creative studio. This flexibility adds excellent value and practicality for modern day living.

The stylish bathroom continues the theme of bold yet thoughtful design. Featuring classic white metro tiles with contrasting black grout, a statement wall, and matte black fixtures, the space is both striking and serene. The bathroom includes a full sized bath with overhead shower, WC, vanity unit with built in storage basin, and a heated towel radiator combining both comfort and functionality.

One of the highlights of this home is the generously sized private rear yard a rare find in the area. Perfectly positioned to capture sunlight throughout the day, it features a decked seating area ideal for outdoor dining or entertaining, alongside a handy storage shed for bikes, tools, or garden equipment. It's a private, low maintenance space that offers a welcome retreat in the heart of the city. Located in the popular suburb of Heaton, Simonside Terrace is one of the area's most sought-after streets, just a short walk from Chillingham Road and Heaton Road. You're surrounded by an array of independent shops, cafes, bars, and restaurants, as well as green spaces such as Heaton Park and the scenic Ouseburn Valley. With excellent transport links via nearby bus routes and metro stations, commuting to Newcastle City Centre, the coast, or further afield is quick and convenient.

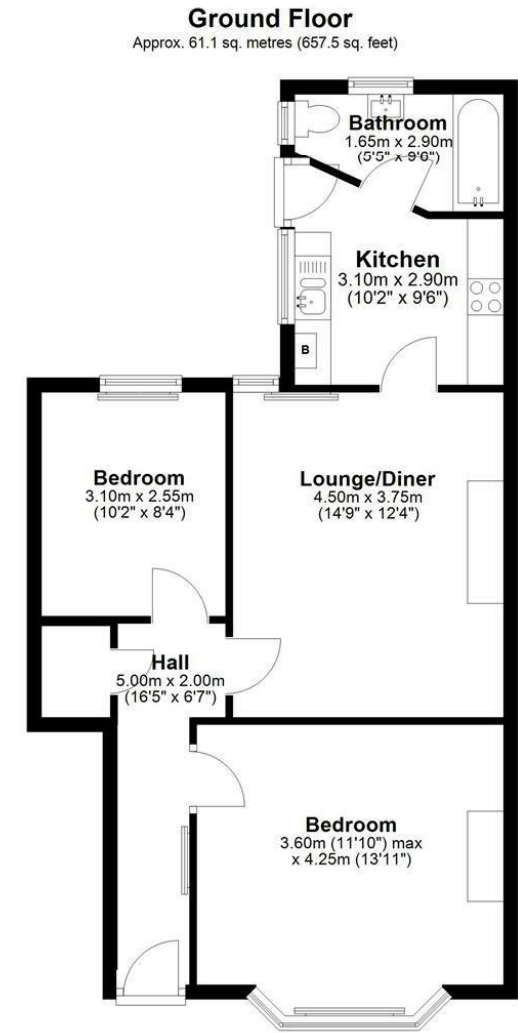
Bedroom 1 11'9" x 13'11" (3.60 x 4.25)

Bedroom 2 10'2" x 8'4" (3.10 x 2.55)

Bathroom 5'4" x 9'6" (1.65 x 2.90)

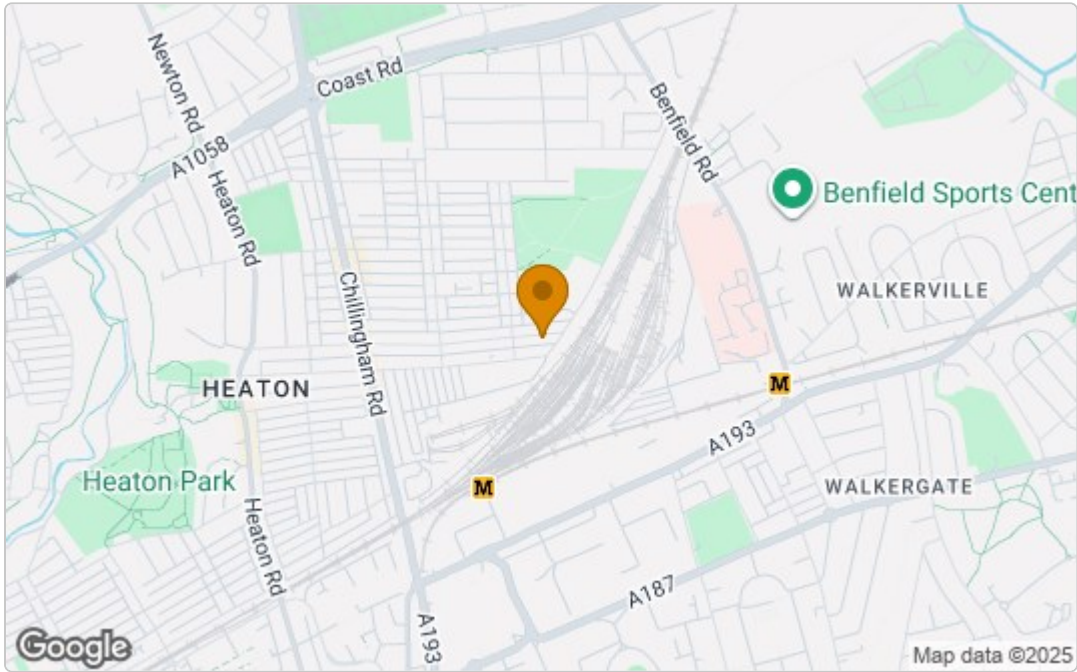
Lounge/Diner 14'9" x 12'3" (4.50 x 3.75)

Kitchen 10'2" x 9'6" (3.10 x 2.90)



Total area: approx. 61.1 sq. metres (657.5 sq. feet)

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

