



**32 Bolingbroke Street, Newcastle Upon Tyne, NE6 5PH**

**Offers Over £190,000**

Hive Estates welcomes to the market this superb three bedroom upper flat, ideally positioned in the ever popular area of Heaton. Beautifully presented throughout, the property blends contemporary finishes with character features, creating a stylish and inviting home. The interior is defined by high ceilings, large windows, and an abundance of natural light, enhancing the sense of space throughout. A standout feature is the exposed original floorboards flowing through the lounge and all three bedrooms, adding warmth and character while complementing the modern decor.

The property is accessed via a private entrance hallway with sleek Amtico flooring, leading up to the first floor landing providing direct access to all main rooms, where each room is thoughtfully laid out. At the heart of the home is a bright and spacious living room, offering a relaxed yet stylish setting that flows seamlessly into the kitchen—ideal for modern living and entertaining.

The contemporary kitchen has been fitted with clean, neutral tones, quality cabinetry, and Amtico tiled flooring. It is fully equipped with high spec integrated bosch oven and microwave freestanding washing machine and Beko dishwasher and a ceramic sink positioned beneath the window, combining practicality with a refined finish. From here, stairs lead down to a private rear yard, an attractive and low maintenance outdoor space with integrated planters and seating area, perfect for socialising, with secure rear lane access.

There are three well proportioned double bedrooms, including a generous principal bedroom to the front. The additional bedrooms are versatile spaces, currently used as stylish home offices, making the property ideal for flexible modern lifestyles.

The shower room has been finished to a high standard with a contemporary edge, featuring a walk-in waterfall shower with a black framed screen, a sleek vanity unit, WC, and integrated storage. Stylish wall and floor tiling, spot lighting, and a classic radiator complete the space.

Finished to an exceptional standard throughout, the property also benefits from gas central heating, double glazing, and a recently updated roof, offering peace of mind alongside its impressive aesthetic.

Situated on Bolingbroke Street, the property enjoys a prime Heaton location, within easy reach of local cafés, shops, and transport links, as well as being within walking distance of Heaton Park and the city centre.

This is a beautifully styled, turn key home that perfectly balances character and contemporary living ideal for professionals, first-time buyers, or investors.

**Lounge 14'5" x 12'3" (4.40 x 3.75)**

**Kitchen 8'10" x 7'0" (2.70 x 2.15)**

**Bedroom 1 15'8" x 13'1" (4.80 x 4.00)**

**Bedroom 2 10'9" x 7'6" (3.30 x 2.30)**

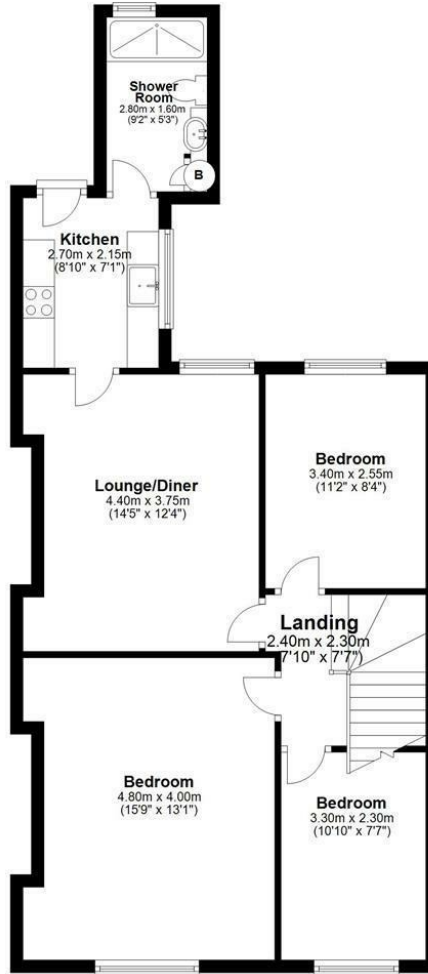
**Bedroom 3 11'1" x 8'4" (3.40 x 2.55)**

**Bathroom 9'2" x 5'2" (2.80 x 1.60 )**

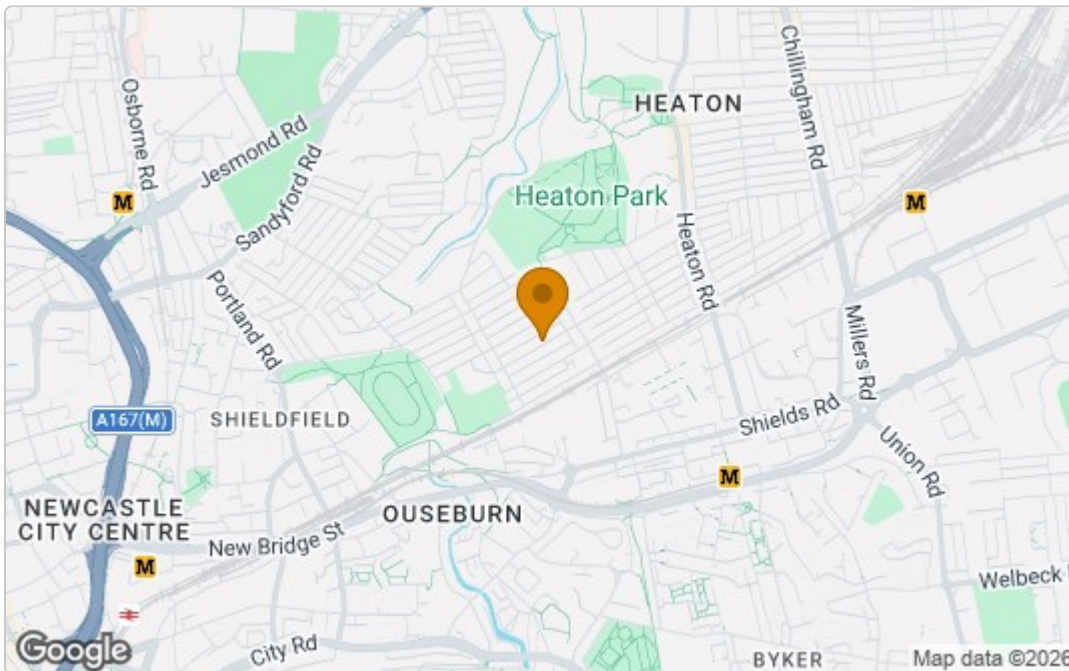
# Floor Plan

## First Floor

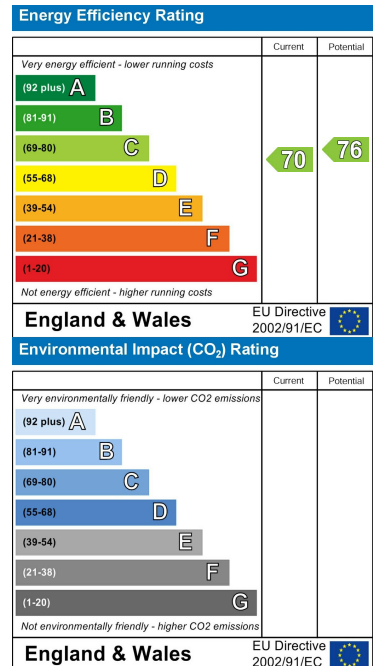
Approx. 68.4 sq. metres (735.9 sq. feet)



## Area Map



## Energy Efficiency Graph



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