



**46 Chillingham Road, Newcastle Upon Tyne, NE6 5BJ**

**Offers Over £180,000**

Hive Estates is delighted to present this beautifully presented four bedroom duplex apartment in the heart of Heaton, located on the top floor of a secure, well maintained apartment block on the ever popular Chillingham Road.

This spacious home boasts a contemporary open-plan layout, stylish finishes, and abundant natural light throughout. Perfectly suited to first-time buyers, professionals, or investors

Entering through a welcoming hallway, you're led into a bright and airy open plan lounge and kitchen. The living space is enhanced by neutral décor, soft beige carpeting, and a Juliette balcony that floods the area with natural light. The adjacent kitchen features wood-effect laminate flooring, contemporary oak-look cabinetry, black worktops, and integrated appliances, ideal for both everyday living and entertaining.

The master bedroom enjoys French doors to a second Juliette balcony, creating a peaceful and light-filled retreat. Bedroom two is equally inviting, with Velux windows adding character and natural brightness. Bedroom three is the most spacious, with a large window that fills the room with sunlight, perfect as a principal bedroom or home office.

The main bathroom, is finished with sleek grey tiles, a shower over bath, WC, basin, heated towel rail, and shaving point. Upstairs, the second bathroom features a walk-in shower with a colourful tiled feature, grey floor tiles, cream wall tiles, WC, and basin.

Set on vibrant Chillingham Road, the apartment is just moments away from a wide range of independent shops, restaurants, cafés, and bars, with excellent public transport links via bus and metro offering easy access to Newcastle city centre and the coast. Whether you're looking for a stylish first home or a high demand rental investment, this property ticks all the boxes modern, spacious and well located.

**Lounge/Diner 21'7" x 6'6" (6.58 x 2.00)**

**Kitchen Area 10'2" x 7'6" (3.10 x 2.30)**

**Bedroom 1 9'10" x 9'2" (3.00 x 2.80)**

**Bedroom 2 6'6" x 9'10" (2.00 x 3.00)**

**Bathroom 6'7" x 6'2" (2.03 x 1.90)**

**Bedroom 3 22'7" x 12'5" (6.90 x 3.79)**

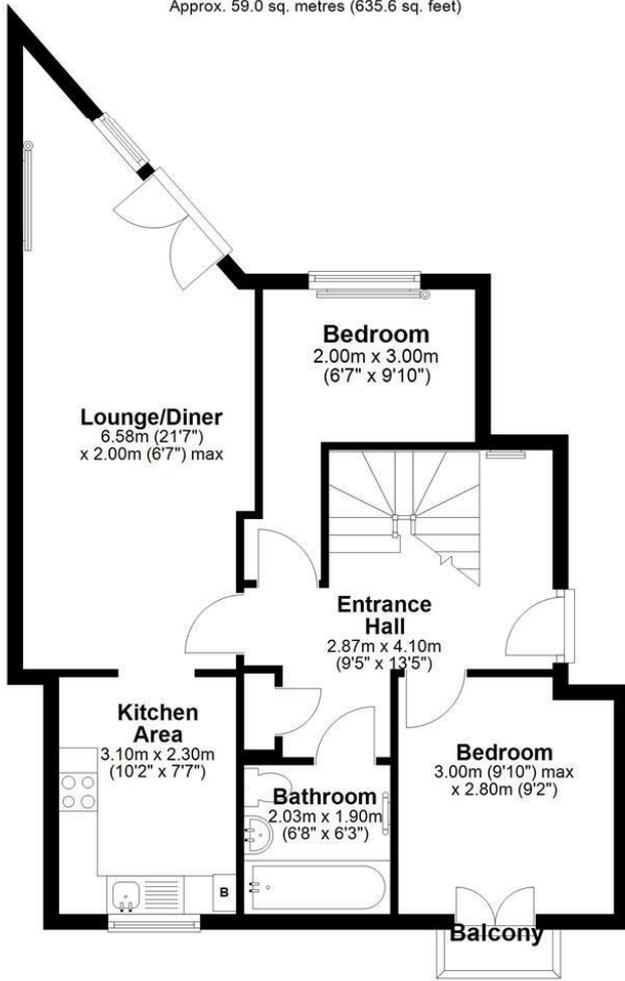
**Bedroom 4 8'4" x 12'5" (2.55 x 3.80)**

**Shower Room 5'1" x 9'2" (1.55 x 2.80)**

# Floor Plan

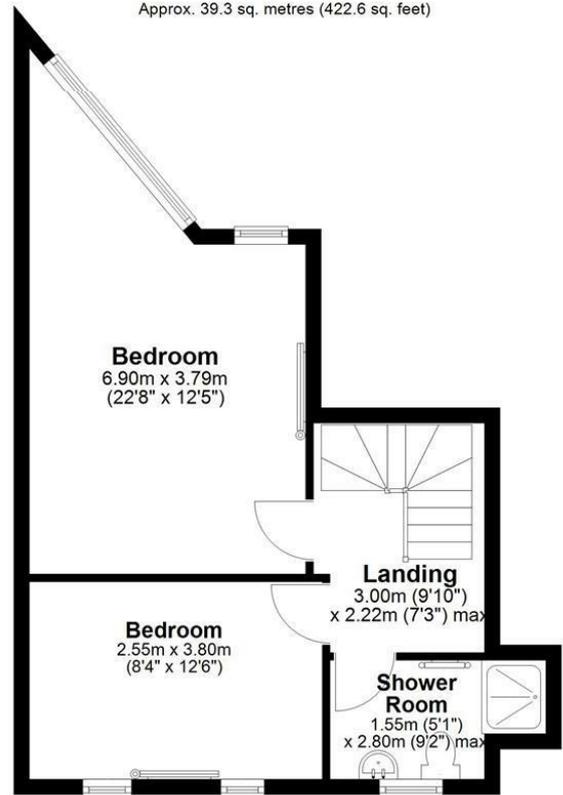
## Third Floor

Approx. 59.0 sq. metres (635.6 sq. feet)



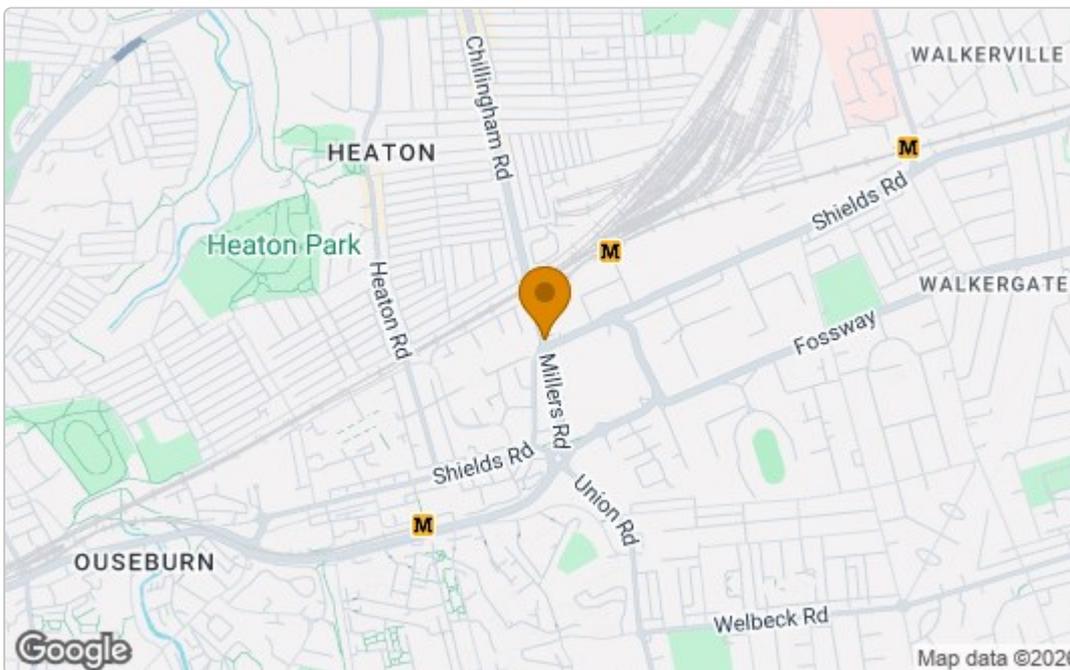
## Fourth Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



Total area: approx. 98.3 sq. metres (1058.2 sq. feet)

## Area Map



## Energy Efficiency Graph

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

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