



12 Audley Road, Newcastle Upon Tyne, NE3 1QX

Offers Over £190,000

Hive Estates presents to the market this beautifully presented two bedroom, top floor Tyneside flat, ideally located on Audley Road in the highly sought after area of South Gosforth. Positioned close to a wide range of local amenities, including excellent bus and Metro transport links, this charming home offers both convenience and character in equal measure.

The living room is a spacious, bright and welcoming area, enhanced by an impressive bay window that floods the room with natural light. Finished in neutral decor with complementary carpets, the space retains wonderful original features including a fireplace, ceiling rose and decorative coving, all adding to the property's charm. The kitchen is both stylish and practical, offering ample room for dining. It is fitted with wood effect cabinetry, black worktops, neutral splashback tiling and tiled flooring. Integrated appliances include an oven, microwave and hob, with generous additional storage throughout. Just off the kitchen is a convenient utility area, ideal for laundry, featuring matching cabinetry and tiled flooring for a cohesive finish.

The master bedroom is a cosy and tranquil space, complete with soft decor, grey carpeting and a large window allowing plenty of natural light. The second bedroom is versatile and well proportioned, perfect for use as a home office, dressing room or guest bedroom. To the rear, the bathroom is finished to a high standard with white metro tiled walls and contrasting grey grout, wood effect herringbone flooring, and a modern suite comprising a shower over bath, vanity basin unit, WC and heated towel rail.

Externally, the property benefits from a private rear yard, ideal for entertaining, along with useful under-stairs storage. A fantastic opportunity to secure a characterful home in a prime location, with easy access to the city centre, Freeman Hospital, highly regarded schools and more.

Lounge 14'7" x 13'1" (4.45 x 4.00)

Kitchen/Diner 14'7" x 13'1" (4.45 x 4.00)

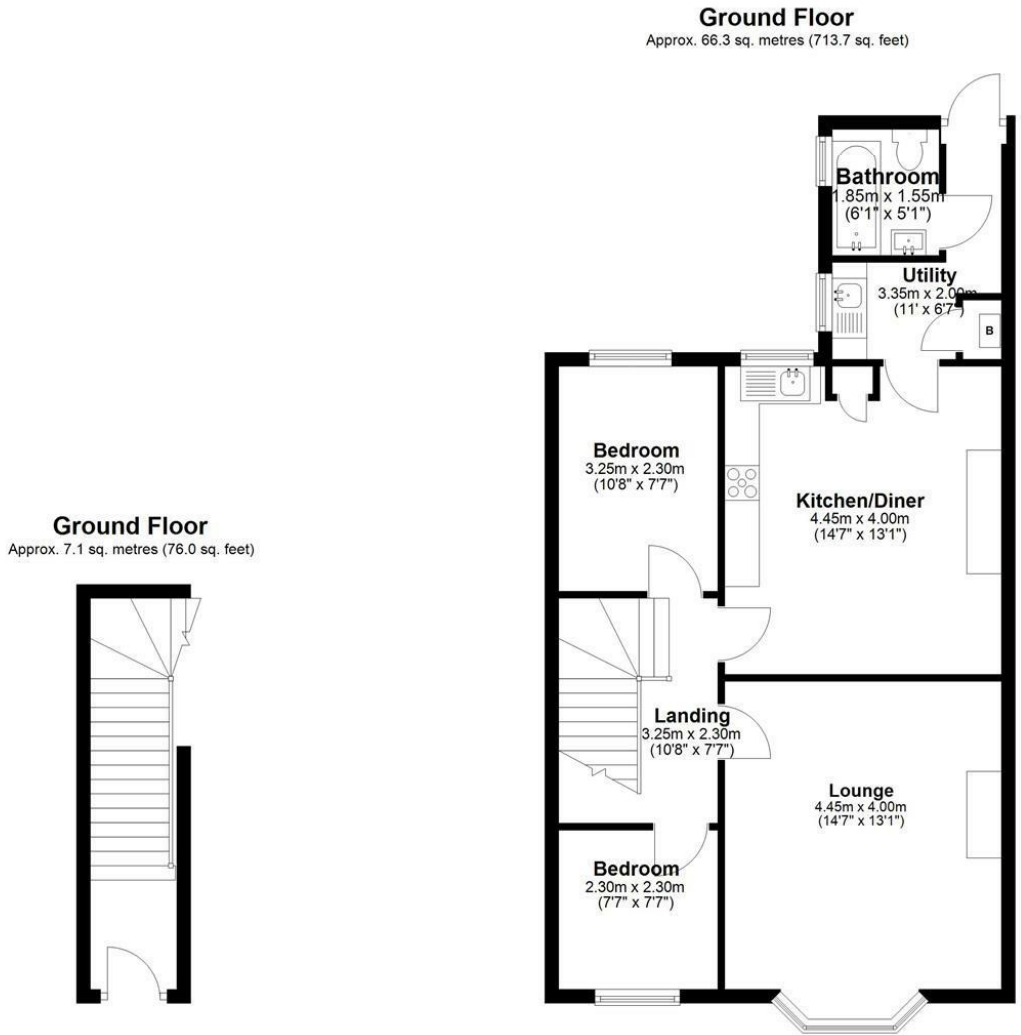
Bedroom 1 10'7" x 7'6" (3.25 x 2.30)

Bedroom 2 7'6" x 7'6" (2.30 x 2.30)

Utility 10'11" x 6'6" (3.35 x 2.00)

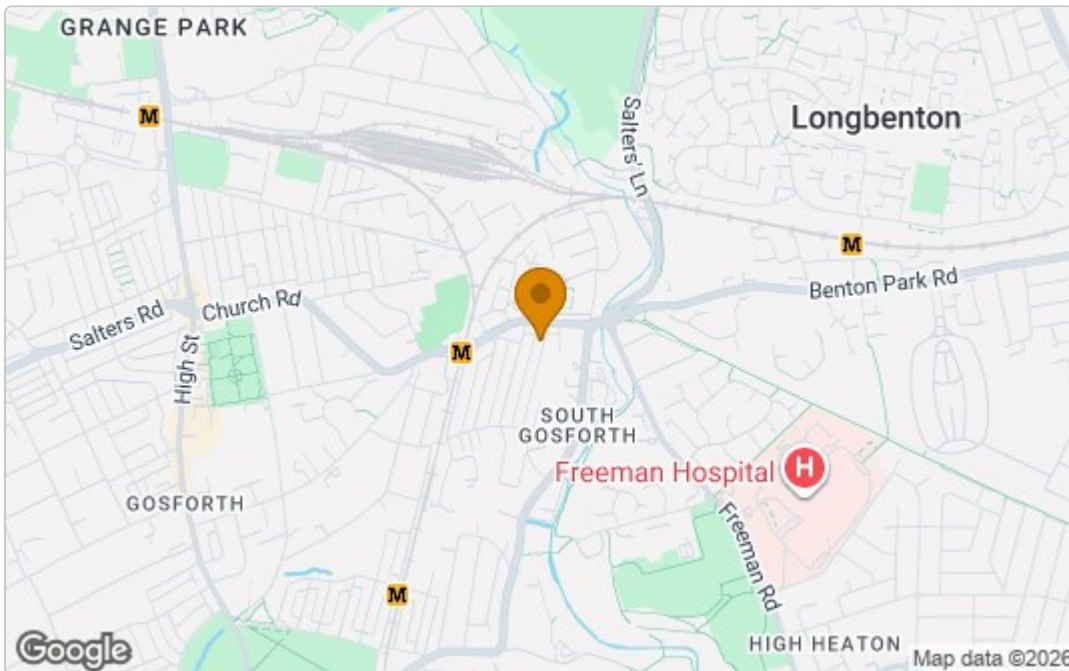
Bathroom 6'0" x 5'1" (1.85 x 1.55)

Floor Plan

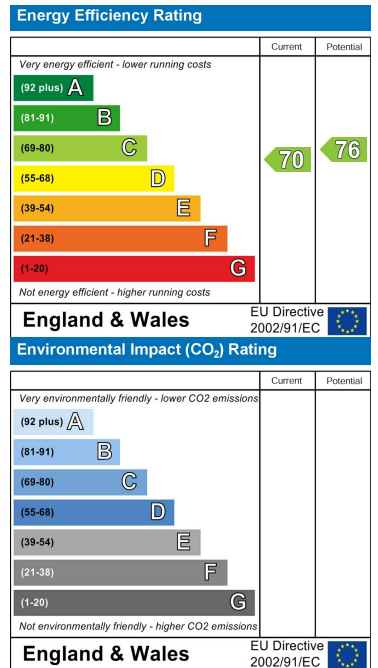


Total area: approx. 73.4 sq. metres (789.7 sq. feet)

Area Map



Energy Efficiency Graph



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