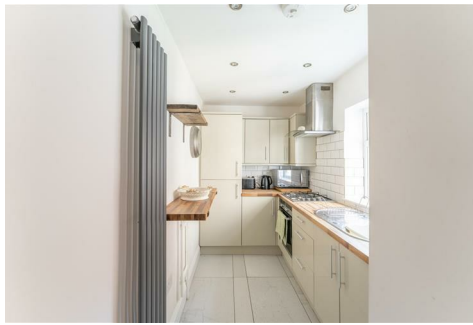




**5 Spencer Street, Newcastle Upon Tyne, NE6 5BY**

**Offers Over £160,000**

Hive Estates welcomes to the market this stylish and contemporary two bedroom lower flat, ideally situated in the heart of Heaton. Beautifully presented throughout, the property offers a spacious living room opening onto a private rear yard, a modern fitted kitchen, contemporary shower room and the added benefit of a walk-in wardrobe to the principal bedroom.

The generous living room is a bright and welcoming space, featuring fitted shelving, wood effect laminate flooring and neutral decor. A glazed door opens directly onto the rear yard, allowing plenty of natural light to flood the room. An open archway leads through to the modern kitchen, fitted with high-gloss cabinetry, wood effect worktops, a white metro tiled splashback and integrated appliances including an oven, hob, fridge, freezer and dishwasher.

The principal bedroom is positioned to the front of the property and benefits from a beautiful bay window, creating a bright and airy feel. A spacious walk-in wardrobe provides excellent storage, while the neutral decor and wood effect flooring continue the home's stylish finish. The second bedroom is another generous double, currently arranged as a dressing room but equally suited as a guest bedroom or home office. Completing the accommodation is a contemporary shower room featuring metro tiled walls, a walk-in rainfall shower, wall-hung vanity unit with basin and WC.

Externally, the property benefits from on street parking to the front and a particularly spacious private rear yard with artificial lawn and gravel seating area. The yard also offers the potential to be used for off-street parking, subject to any necessary consents. Located in a highly sought-after part of Heaton, the property is within easy walking distance of the shops, caf  s, bars and restaurants along Chillingham Road, while excellent bus and Metro links provide convenient access into Newcastle City Centre and beyond.

**Kitchen 5'9" x 10'7" (1.76 x 3.23)**

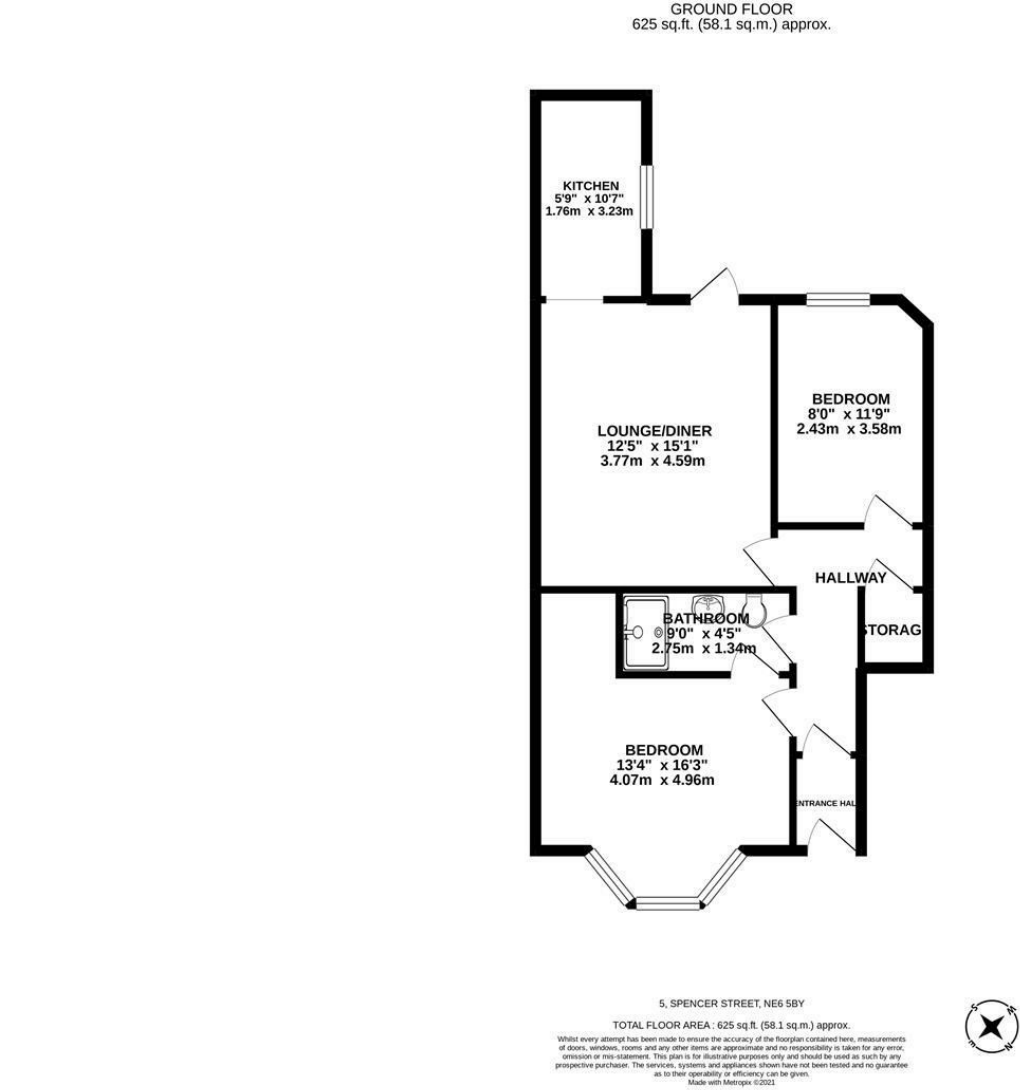
**Lounge/Diner 12'4" x 15'0" (3.77 x 4.59)**

**Bedroom 1 13'4" x 16'3" (4.07 x 4.96)**

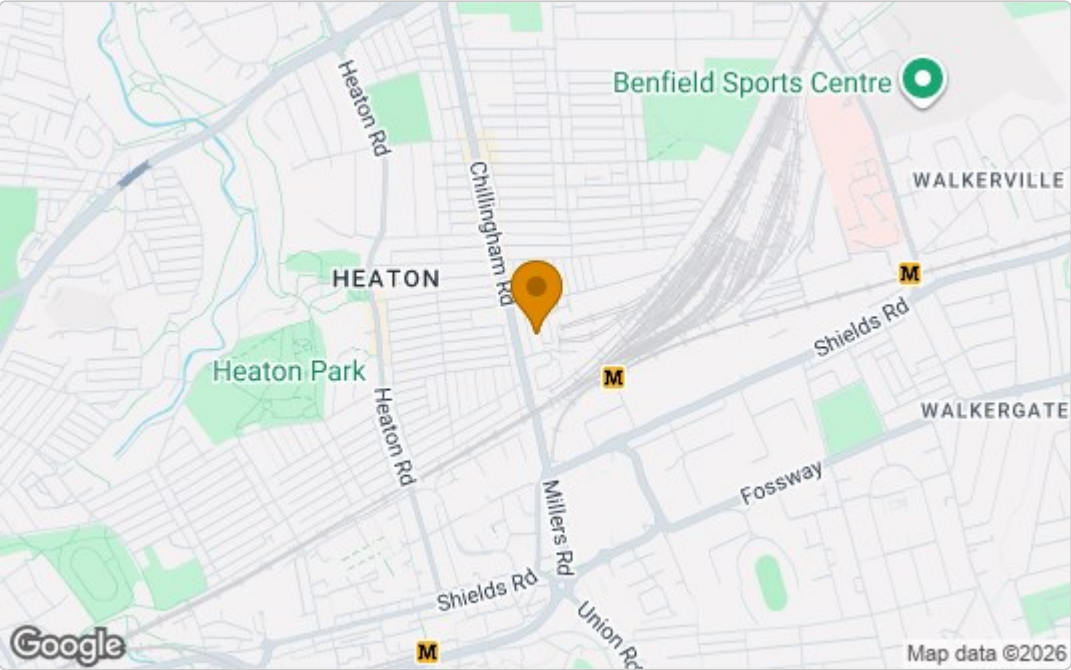
**Bedroom 2 7'11" x 11'8" (2.43 x 3.58)**

**Shower Room 9'0" x 4'4" (2.75 x 1.34)**

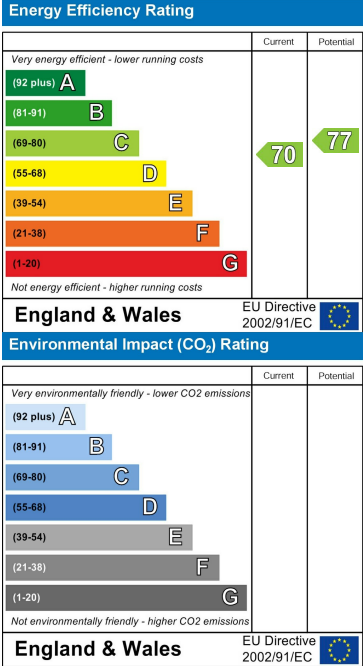
Floor Plan



Area Map



Energy Efficiency Graph



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