



8 Queensborough Square, Newcastle Upon Tyne, NE6 3TZ

Offers Over £180,000

Hive Estates is proud to present this spacious four-bedroom townhouse on Queensborough Court in Walker, offering a large rear garden, generous living space, and a versatile layout perfect for family life.

The first floor living room is bright and welcoming, with large windows letting in plenty of natural light. Neutral decor and wood effect laminate flooring create a stylish and adaptable space.

The kitchen is generous in size, with grey tiled flooring, white high gloss cabinets, wood effect worktops, and an integrated oven and hob, leaving room for freestanding appliances. It opens into the dining area, which offers space for a large table and has patio doors leading to the rear garden. A convenient WC completes the downstairs.

Upstairs, the master bedroom is spacious and light, with grey decor and beige carpets. Its ensuite includes grey floor and wall tiles, a feature patterned shower enclosure, walk in shower, basin vanity unit, WC, and towel radiator. The second bedroom is another generous space with neutral decor and storage potential. Currently used as a home office, the third bedroom has large windows and neutral flooring. A fourth bedroom provides flexibility for a nursery, dressing room, or additional office. The family bathroom is sizable, with neutral flooring, half height wall tiling, separate bath and shower, basin, and WC.

The rear garden wraps around the property, combining grass and patio areas, perfect for outdoor entertaining. Well located near the River Tyne, the property is close to schools such as West Walker Primary and Central Walker Church of England Primary, with local shops and good transport links nearby.

Lounge 17'1" x 10'2" (5.23 x 3.11)

Dining Room 9'4" x 10'2" (2.85 x 3.11)

Kitchen 9'4" x 7'5" (2.85 x 2.28)

Bedroom 1 10'5" x 10'5" (3.20 x 3.18)

En-Suite 4'3" x 7'4" (1.30 x 2.24)

Bedroom 2 11'7" x 10'5" (3.55 x 3.18)

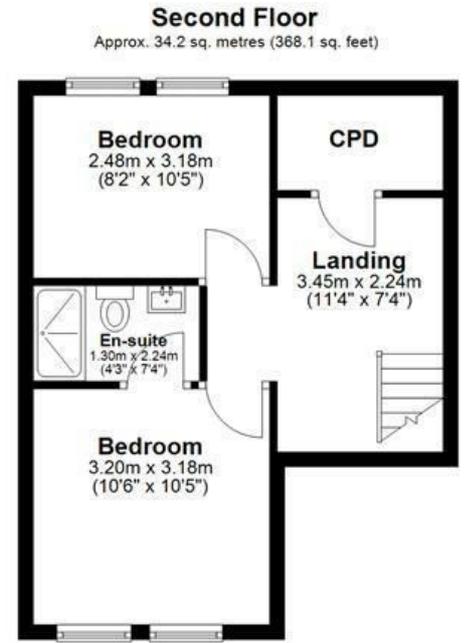
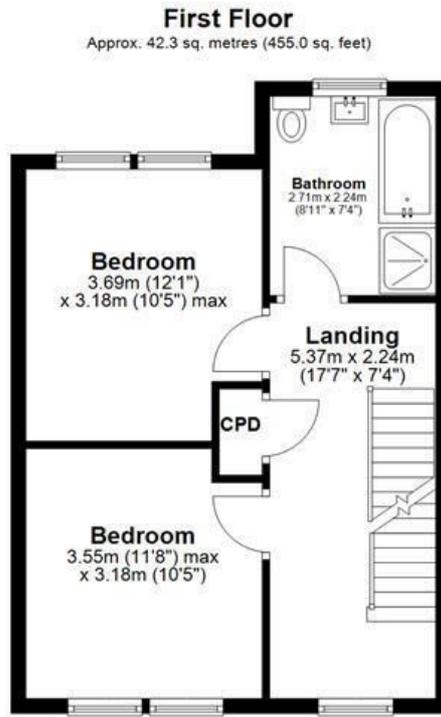
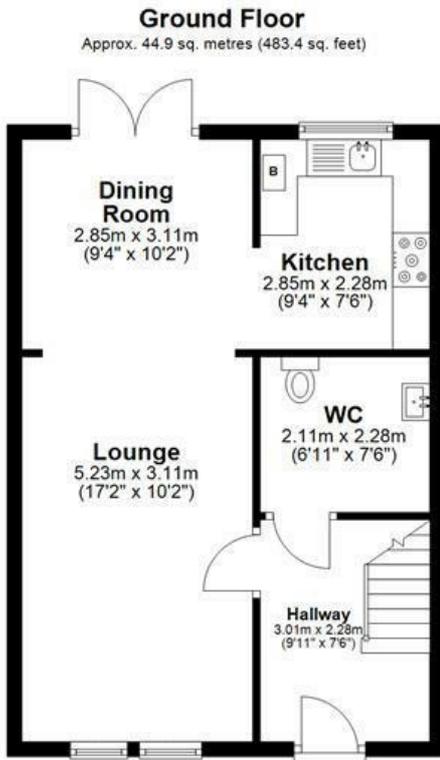
Bedroom 3 12'1" x 10'5" (3.69 x 3.18)

Bedroom 4 8'1" x 10'5" (2.48 x 3.18)

Bathroom 8'10" x 7'4" (2.71 x 2.24)

WC 6'11" x 7'5" (2.11 x 2.28)

Floor Plan



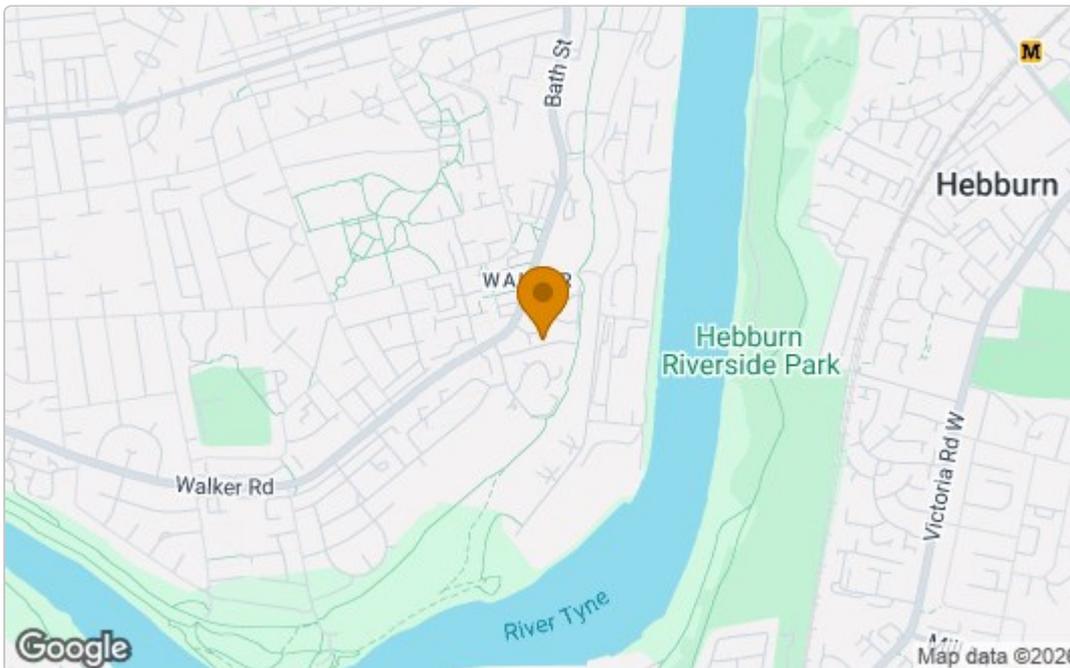
Total area: approx. 121.4 sq. metres (1306.6 sq. feet)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements of benches, stairways, openings etc are approximate. They should not be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error or mis-statement.
Plan produced using PlanUp.

Area Map

Queensborough Square , Walker, Newcastle Upon Tyne

Energy Efficiency Graph



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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