

**61 Exeter Road, NE28 9HG**  
**Offers Over £160,000**

Hive Estates are delighted to present to the market this beautifully presented two bedroom semi-detached home, ideally situated in the popular area of Wallsend. The property benefits from a large driveway to the front providing convenient off street parking, along with a private rear garden offering excellent outdoor space.

Upon entering the property, the bright and welcoming living room sits at the front of the home and is filled with natural light from the large windows. The room features neutral carpets, a feature fire wall and useful under-stair storage cupboards, creating a comfortable and practical living space. Double doors lead through to the spacious kitchen and dining area, which provides a fantastic space for both everyday living and entertaining.

The modern kitchen is fitted with white high gloss cabinets, marble effect worktops, grey metro tile splashback and grey wood effect laminate flooring. Integrated appliances include an oven, hob, wine fridge and dishwasher. There is plenty of room for a dining table, while French doors open out onto the rear garden, allowing plenty of natural light to fill the space.

Upstairs, the principal bedroom is generously sized and features large windows that bring in plenty of light, along with stylish light grey decor, grey carpets and built in storage cupboards. The second bedroom is also well proportioned, with grey decor, grey carpets and built in sliding wardrobes, making it ideal for use as a guest bedroom, dressing room or home office. The family bathroom is finished in a contemporary style with grey wall tiles and grey wood-effect flooring, and includes a bath with an overhead shower, wash basin and WC.

Externally, the property enjoys a large driveway to the front, with side access leading to the rear garden. The rear garden provides a generous outdoor space with a decking area and storage sheds at the bottom of the garden, making it perfect for relaxing, hosting and entertaining.

The property is ideally located close to Rising Sun Country Park, offering beautiful green space nearby, and is well positioned for a range of highly regarded local schools including St Bernadette's Catholic Primary School, Beacon Hill School and Wallsend Jubilee Primary School. Excellent transport links also provide easy access into Newcastle city centre and towards the North East coast.

**Lounge 15'1" x 15'2" (4.61 x 4.64)**

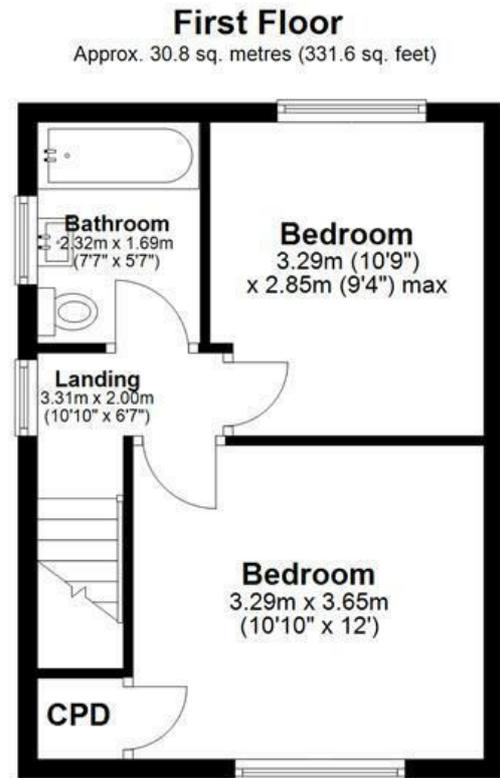
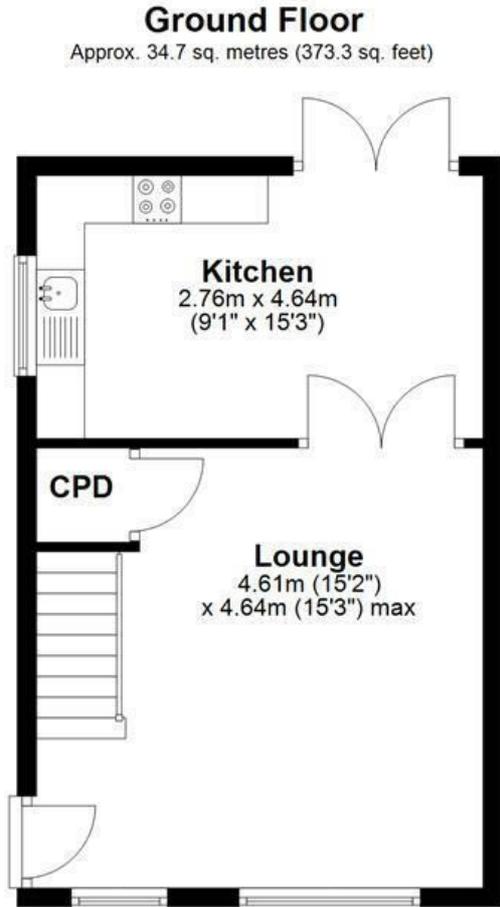
**Kitchen 9'0" x 15'2" (2.76 x 4.64)**

**Bedroom 1 10'9" x 11'11" (3.29 x 3.65)**

**Bedroom 2 10'9" x 9'4" (3.29 x 2.85)**

**Bathroom 7'7" x 5'6" (2.32 x 1.69)**

# Floor Plan



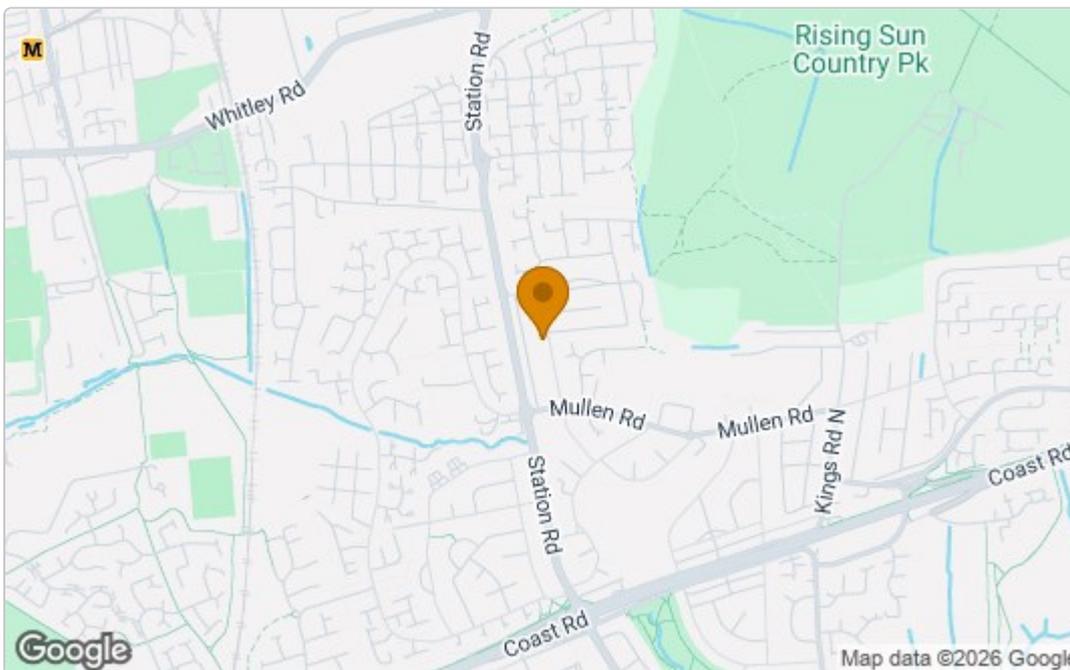
Total area: approx. 65.5 sq. metres (704.9 sq. feet)

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

## Exeter Road, Wallsend

## Energy Efficiency Graph



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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		
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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.