



**7 Cheviot View, Newcastle Upon Tyne, NE12 8BH**

**Offers Over £270,000**

Hive Estates presents to the market this beautifully presented two bedroom period terraced home, ideally located on a quiet pedestrianised street in Benton. Open plan with a stunning vaulted kitchen with island, there's a dining area with original fireplace and exposed flooring and a living room with a wood-burning stove too.

Upon entering the property, you are welcomed by a bright entrance hall featuring tiled flooring and neutral decor, setting the tone for the rest of the home. This leads into an impressive open plan living, dining, and kitchen space, filled with natural light.

To the front, an impressive bay window enhances the space, alongside an original fireplace, currently used as dining space, creating a perfect space for entertaining. The central living area offers a cosy atmosphere, complete with a log burning stove, built in storage, and original wooden flooring that runs throughout, tying the space together beautifully. The kitchen has been thoughtfully extended and offers ample storage, centred around a large island with a solid wood worktop and integrated dishwasher. Additional features include shaker style navy blue cabinetry, a range cooker, and space for a freestanding fridge freezer, creating a stylish and practical cooking space. To the rear, the contemporary bathroom is finished with grey floor to ceiling tiles and features a walk in shower, basin, and WC, complemented by sleek black fittings.

Upstairs, there are two generously sized bedrooms and an additional WC. The main bedroom, located at the front, benefits from large windows allowing plenty of natural light, original wooden flooring, built in storage, and a unique raised tiled platform with a freestanding bath, adding a touch of luxury. The second bedroom is also well proportioned and versatile, ideal as a guest room, home office, or dressing room.

Externally, the property boasts an attractive front garden with a decked seating area, perfect for relaxing or for those with a green thumb. To the rear, there is a paved yard providing a low maintenance outdoor space along with additional storage and direct access into the back lane.

The property is conveniently situated with easy access to the Coast Road, offering excellent links to both the coast and the city centre, as well as nearby shops, cafes, and schools.

**Lounge Area 11'5" x 14'5" (3.50 x 4.40 )**

**Dining Area 11'5" x 14'5" (3.50 x 4.40)**

**Kitchen/Breakfast Room 11'9" x 14'5" (3.60 x 4.40)**

**Bedroom 1 10'11" x 18'9" (3.35 x 5.72)**

**Bedroom 2 12'3" x 11'7" (3.75 x 3.55)**

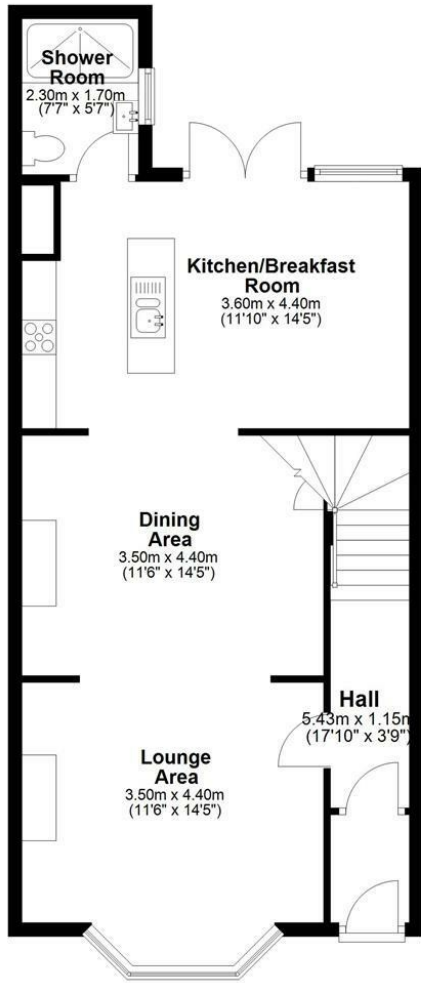
**Shower Room 7'6" x 5'6" (2.30 x 1.70)**

**WC 4'11" x 3'3" (1.50 x 1.00)**

# Floor Plan

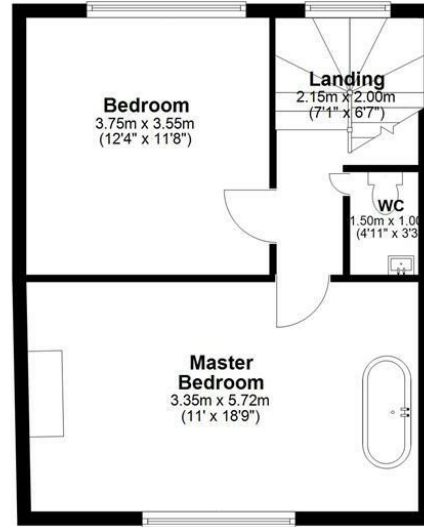
## Ground Floor

Approx. 61.1 sq. metres (657.6 sq. feet)



## First Floor

Approx. 39.4 sq. metres (423.8 sq. feet)

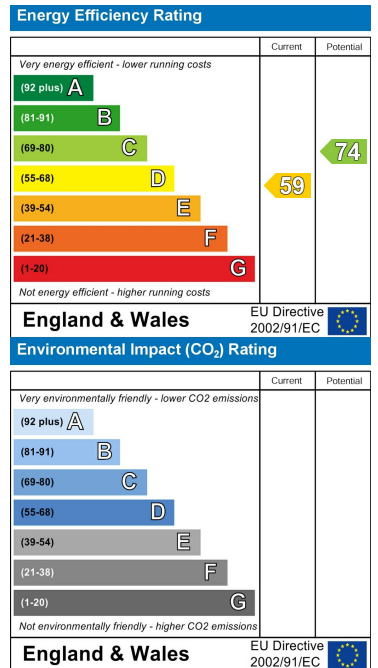


Total area: approx. 100.5 sq. metres (1081.4 sq. feet)

## Area Map



## Energy Efficiency Graph



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