



# HIVE ESTATES



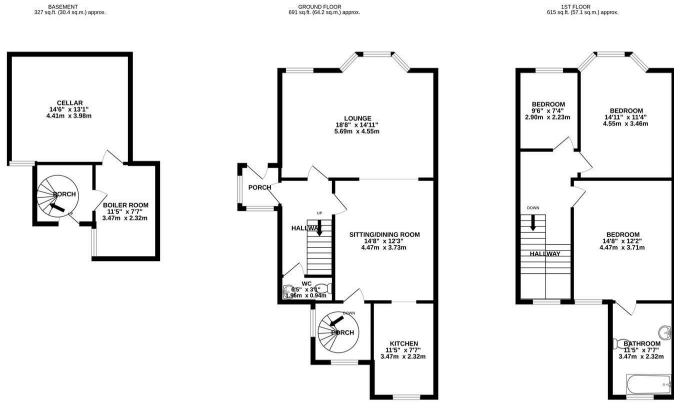
## **5 Stratford Villas, Newcastle Upon Tyne, NE6 5AX**

**Offers Over £325,000**

Originally constructed in the 1880s, Hive Estates presents to the market this Victorian villa in Heaton. Set in private grounds with elevated views of the Ouseburn Valley, with a unique layout and surrounded in greenery, this home is bursting with potential and is a rare and unique opportunity for an exciting renovation project in this much sought after area.

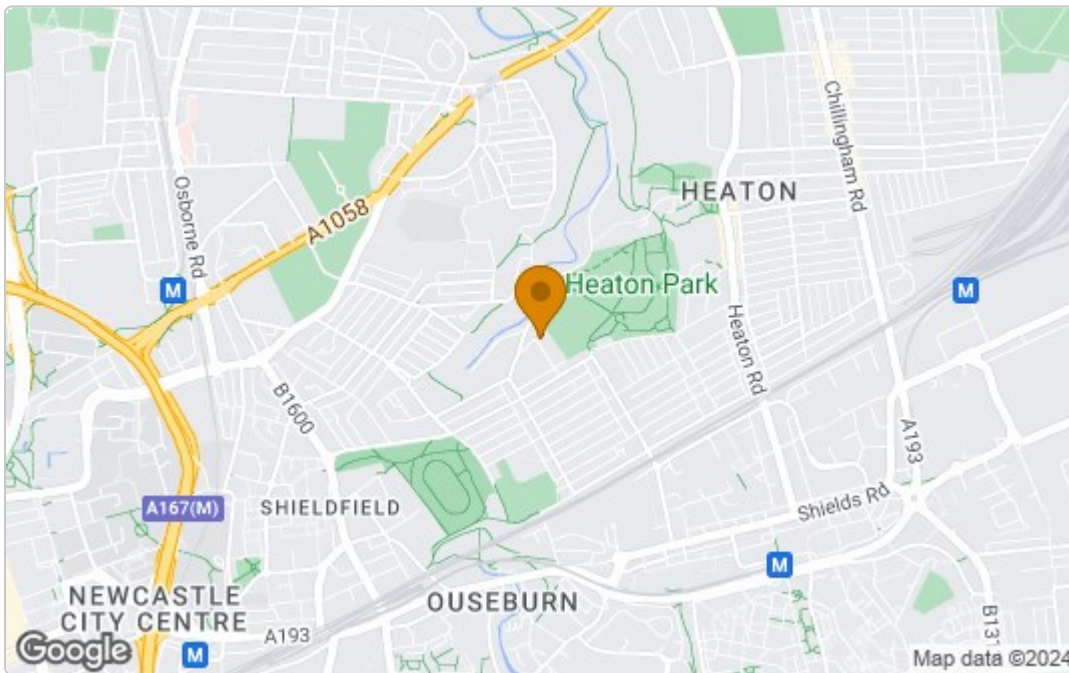


# Floor Plan

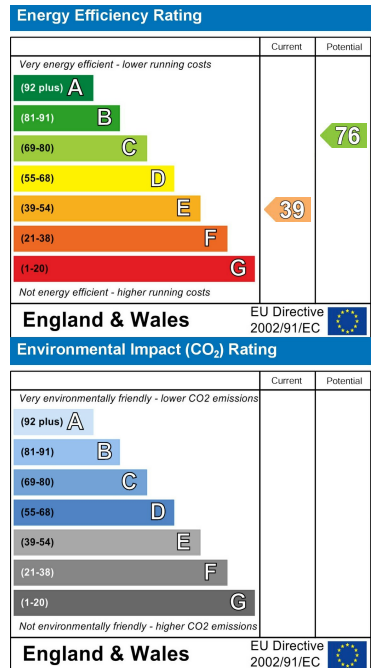


**STRATFORD VILLAS NBS SX**  
TOTAL FLOOR AREA: 1532 sq ft. (141.6 sq m) approx.  
Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of floor, window, doors and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any prospectus provided. The layout, appearance and specific details have not been tested and no guarantee as to their accuracy or efficiency can be given.  
Image with Metrepro.co.uk

# Area Map



# Energy Efficiency Graph



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.