



12 Richardson Street, Newcastle Upon Tyne, NE6 5DH

Offers Over £260,000

Hive Estates presents to the market this immaculate three-bedroom home in the popular area of Heaton. Beautifully decorated throughout, featuring original floorboards and encompassing the perfect traditional contemporary mix, this home offers a socialites ideal layout, with open plan living and outdoor space that works as the perfect sun trap.

Upon entrance, the inviting hallway is fresh and clean with original floorboards providing direct access through to the open plan lounge/diner. The interior decor has been thoughtfully designed and helps compliment the natural characteristics of the home. Boasting a bright expansive downstairs space, perfect for entertaining, lit by accent windows on both front and back of the home.

Through to the kitchen, with grey and white shaker cabinetry, wooden worktops, white metro tiling and pale pink part painted walls, the room is functional and also has access to under stair storage and the rear yard. Equipped with integrated appliances, such as hob, oven and extractor, and designated spaces for alternative appliances.

Upstairs, the landing is spacious and bright with the continuation of the floorboards into the rooms. The bedrooms are well-sized, the third bedroom being the epitome of versatility. Currently set up as a home office the room could also double up as a dressing space or spare bedroom. Nestled to the rear of the property, the stunning bathroom boasts a thoughtful design. With tiled features and wooden panelling with feature wash basin, accompanied by shower over bath, WC and a large window allowing lots of natural light.

Externally, the private rear yard provides a relaxed yet social space. Fitted with a raised decking area and resin patio ideal for entertaining and with double gates providing back street access. Perfectly positioned within the highly sought after area of Heaton, this home is within walking distance of all amenities to Chillingham Road and must be viewed to appreciate the accommodation on offer.

Kitchen 12'3" x 8'4" (3.75 x 2.55)

Open Plan Dining Area 11'9" x 13'5" (3.60 x 4.10)

Open Plan Lounge 11'9" x 13'10" (3.60 x 4.22)

Bedroom 1 13'9" x 9'10" (4.20 x 3.00)

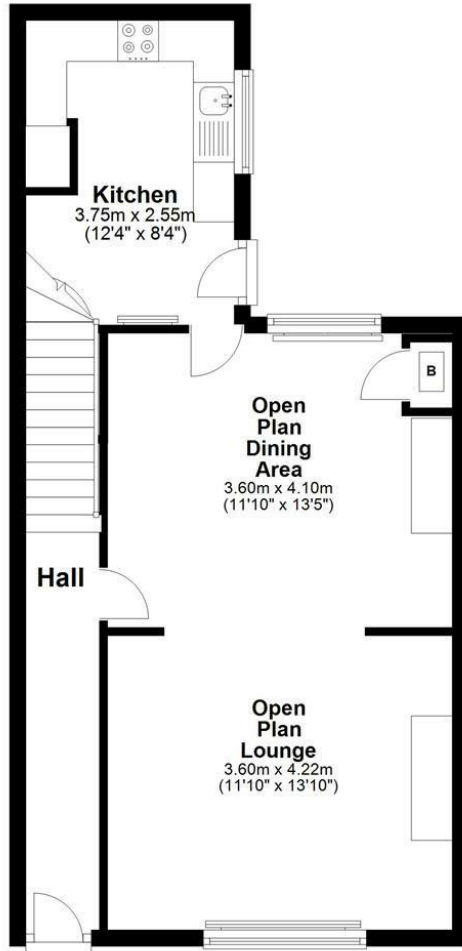
Bedroom 2 10'2" x 10'11" (3.10 x 3.33)

Bedroom 3 10'2" x 7'10" (3.10 x 2.40)

Bathroom 9'0" x 8'4" (2.75 x 2.55)

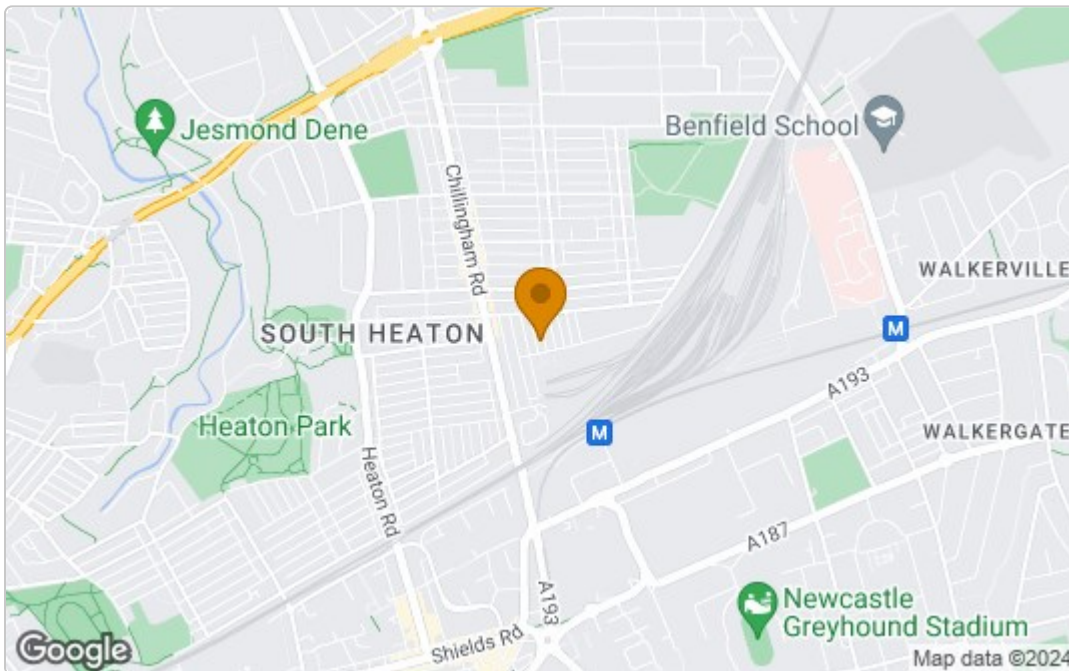
Ground Floor

Approx. 47.9 sq. metres (515.8 sq. feet)



Total area: approx. 97.0 sq. metres (1043.8 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(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		

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.