



**17 Kingsley Place, Newcastle Upon Tyne, NE6 5AN**

**Offers Over £325,000**

Hive Estates welcomes to the market this fantastic three bedroom terraced house on Kingsley Place, a sought after pedestrianised street in Heaton. Boasting original features, spacious rooms and a functional layout, the property offers a perfect blend of modern style and historical charm.

As you step inside the bright hallway provides access to the lounge and kitchen, as well as stairs to the first floor with engineered flooring leading throughout the rooms. To the front of the property is the living room, with tall ceilings, coving detail and a ceiling rose. The space is warm and inviting, and a large bay window allows lots of natural light to fill it. Into the kitchen, the room has been transformed, having previously been the dining room. Homely and trendy, the layout is perfect for entertaining with white and black mosaic tiles and blue cabinetry providing ample storage. A range cooker is displayed in the middle, with tile splashback and integrated appliances. To the rear of the property is the large utility, creating convenience and practicality with ample storage for all the household needs. With a recent addition of a small and compact bathroom at the end, fully tiled with a WC and wash basin and convenient ceramic dog bath. A back door leads out to the private rear garden. Fully fitted with decking, the garden is like a sun trap offering total seclusion with a gate for rear access to the street behind.

Up to the first floor is the family bathroom. Thoughtfully decorated with black and white contrasting tones, part-tiled walls, and equipped with a walk-in shower, bath, WC and wash basin. The space is trendy, bright and functional. The generous landing leads off to three double bedrooms, one currently set up as an office. All full of character and charm, and ample room for storage.

Within perfect walking distance to the city centre and in close proximity to Heaton Park this home has a lot to offer. Situated on a pedestrianised street, in a great location surrounded by greenery and character.

**Lounge 13'11" x 14'7" (4.25 x 4.45)**

**Kitchen/Diner 13'9" x 14'7" (4.20 x 4.45)**

**Utility 14'11" x 7'2" (4.55 x 2.20)**

**Bedroom 1 14'5" x 11'9" (4.40 x 3.60)**

**Bedroom 2 14'3" x 9'10" (4.35 x 3.00)**

**Bedroom 3 10'0" x 7'8" (3.06 x 2.35)**

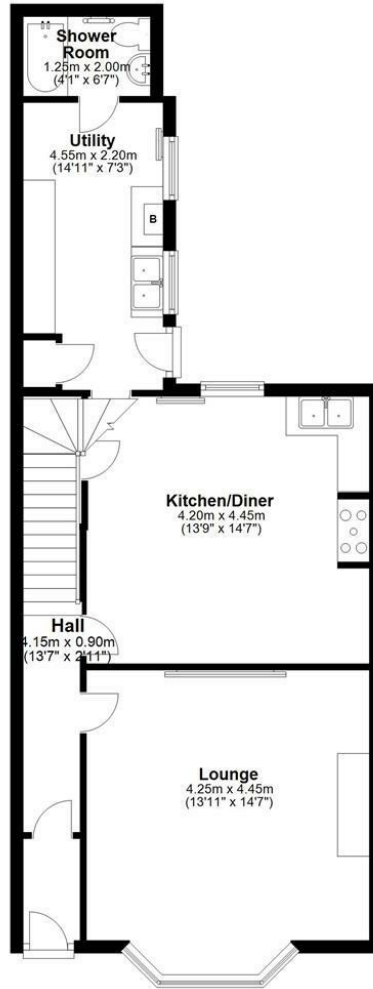
**Bathroom 10'5" x 7'2" (3.20 x 2.20)**

**Shower Room 4'1" x 6'6" (1.25 x 2.00)**



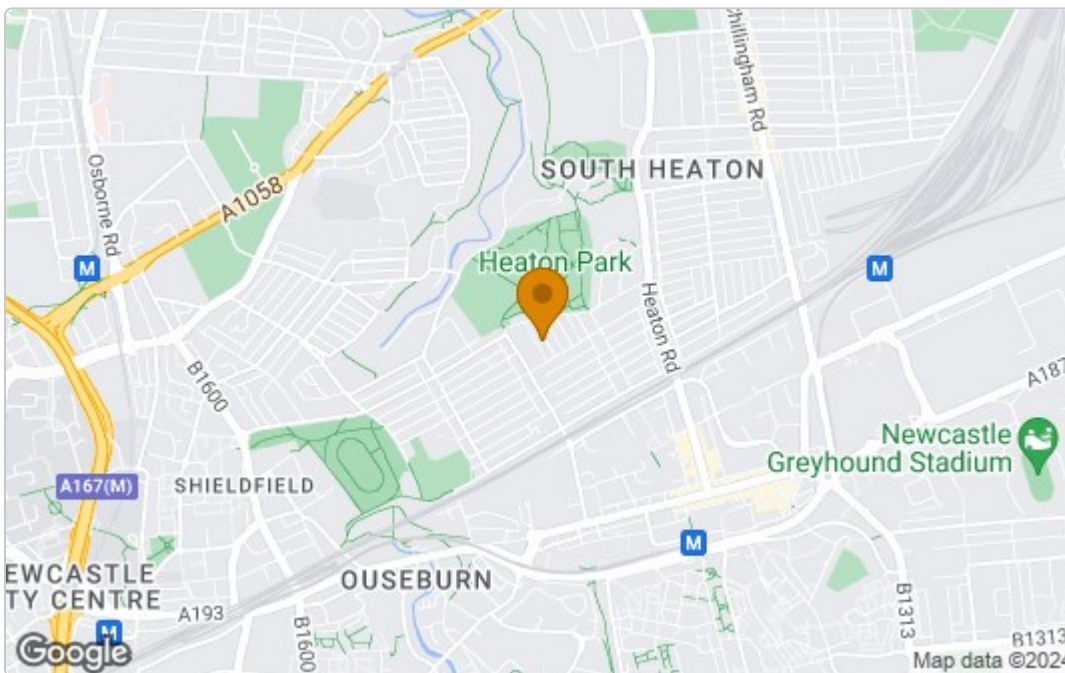
**Ground Floor**

Approx. 59.9 sq. metres (645.0 sq. feet)



Total area: approx. 115.7 sq. metres (1245.2 sq. feet)

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (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 energy efficient - higher running costs                     |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |
| 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                                         |         |           |
| 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.