



**7 Elder Grove, Newcastle Upon Tyne, NE5 3QX**

**Offers Over £155,000**

Hive Estates presents to the market this stylish two-bedroom mid-terrace home, situated on Elder Grove in Blakelaw. With a contemporary kitchen-diner, fantastic garden and spacious bedrooms.

Upon entering the property, the entrance vestibule provides access to the living room and stairs to the first floor. To the front, the living room is cosy, with grey carpets, neutral décor and a large window providing lots of natural light. Leading through to the rear is the kitchen. With white gloss cabinets and black marble effect laminate worktops, the kitchen is bright and practical with ample storage and integrated appliances. Well-presented, with a small dining area overlooking the rear. French doors open to the private garden, fully enclosed with a gate hidden towards the back, with convenient access to the street behind. Complete with lawn and patio area, the French doors create a seamless flow between the interior and exterior spaces, making it a great set-up for entertaining. Back inside, there is also a downstairs WC accessible between both main rooms.

Upstairs, the first floor boasts two spacious bedrooms. The main bedroom has two built in storage cupboards and the second bedroom is currently set up as a home office. The family bathroom is part-tiled, featuring a shower over bath, WC, wash basin and extractor fan.

With a driveway to the front, this home is perfectly positioned within the quiet cul-de sac, with great access to surrounding schools, shops and transport links.

Finished to a high standard, this modern family home has gas central heating and double glazing throughout.

**Kitchen/Breakfast Room 9'2" x 14'9" (2.80 x 4.50)**

**Lounge/Diner 13'1" x 11'11" (4.00 x 3.64)**

**Bedroom 1 11'1" x 14'9" (3.40 x 4.50)**

**Bedroom 2 11'1" x 8'4" (3.40 x 2.55)**

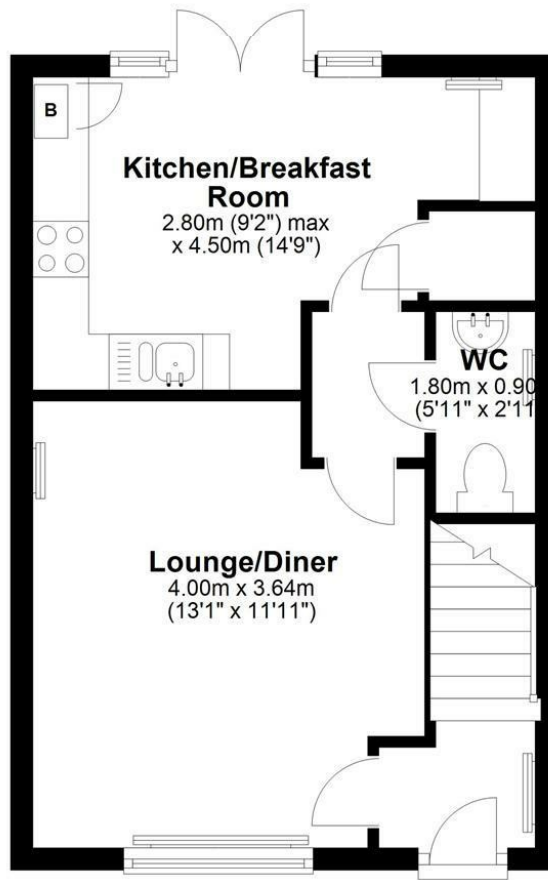
**Bathroom 6'6" x 6'2" (2.00 x 1.90)**

**WC 5'10" x 2'11" (1.80 x 0.90)**



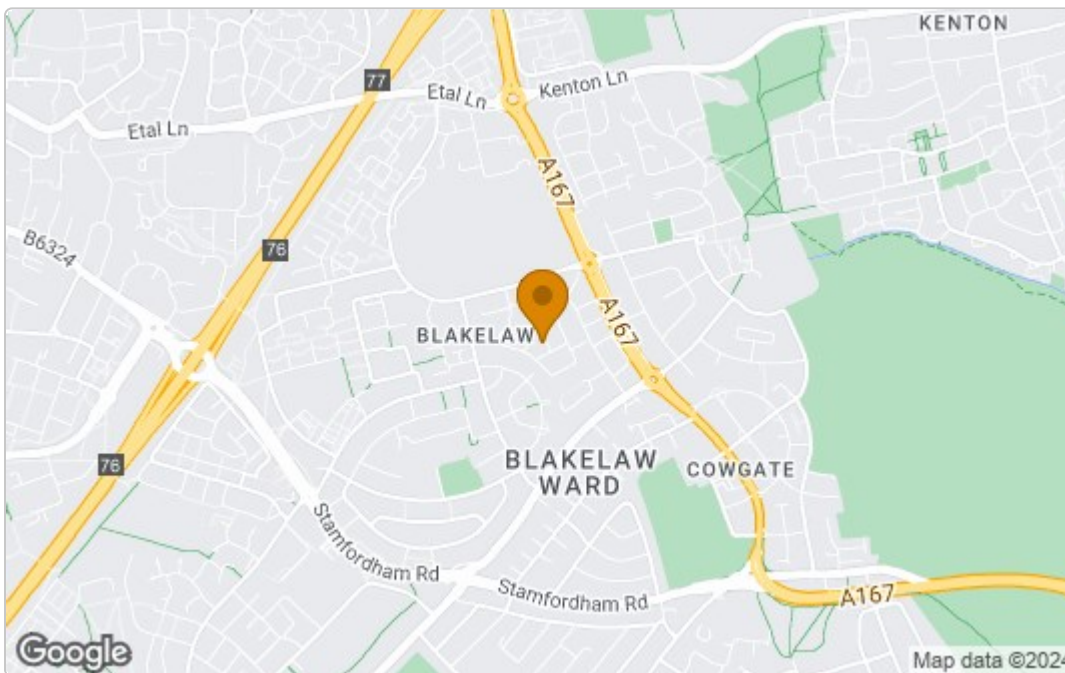
## Ground Floor

Approx. 31.1 sq. metres (334.4 sq. feet)

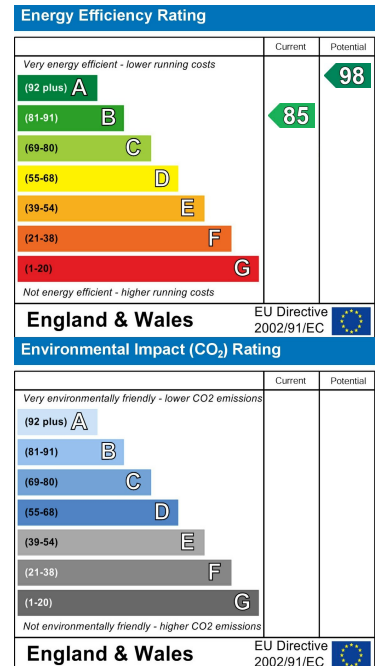


Total area: approx. 62.2 sq. metres (669.7 sq. feet)

## Area Map



## Energy Efficiency Graph



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