



**5 Queens Gardens, Newcastle Upon Tyne, NE12 9PL**

**Offers Over £400,000**

Hive Estates presents to the market this superb Victorian four-bedroom home, nestled in the charming street Queens Gardens in Benton, Newcastle Upon Tyne. Double fronted, boasting four bedrooms, original features and brilliant living spaces, this home is full of potential for someone to put their own stamp on.

Upon entrance, the hallway is bright and well-sized, with direct access to all rooms of the ground floor. To the front are two generous reception rooms, adorned with elegant fireplace surrounds and electric fires, ceiling roses and large bay windows that flood the space with natural light. Throughout the property, you will find solid wood doors, textured wallpaper and a plethora of original features such as tall ceilings and intricate cornicing details, adding character and charm to every corner. Towards the rear of the home is the well-appointed kitchen/diner, with space for dining and a separate utility area, the space is practical and fully functional. Fitted with cream gloss wall and base units and integrated appliances. Both rooms overlook the rear yard, west facing, the external space works as a brilliant suntrap, with patio and a back gate that allows for convenient access out to the street behind. The ground floor also benefits from an under-stair WC and internal access to the sizeable garage to the rear, that provides secure parking. Upstairs are four spacious bedrooms, two of which hold built in storage solutions, allowing for ample room. The landing is split-level, leading to the fourth bedroom which holds a unique layout, offering the potential duality use for a home office space. The family bathroom is part-tiled, equipped with a shower, bath, WC and wash basin.

Outside, the front of the property offers a touch of greenery. With an array of trees, bushes and shrubs that enhance the aesthetics, but also provide a sense of privacy. With a gated entry and a short pathway adding extra appeal to this fantastic property. This home has a lot to offer the new owner, in a great location, only a short walk from Green Park and close to local transport links including Four Lane Ends, Benton Metro, local shops and amenities.

**Kitchen/Breakfast Room 12'1" x 14'7" (3.70 x 4.45)**

**Dining Room 15'5" x 14'7" (4.70 x 4.45)**

**Lounge 15'5" x 13'9" (4.70 x 4.20)**

**Bedroom 1 16'0" x 12'3" (4.90 x 3.75)**

**Bedroom 2 15'7" x 12'7" (4.75 x 3.85)**

**Bedroom 3 11'5" x 7'2" (3.50 x 2.20)**

**Bedroom 4 11'11" x 8'0" (3.65 x 2.45)**

**Bathroom 8'10" x 7'2" (2.70 x 2.20)**

**Garage 23'7" x 11'1" (7.20 x 3.40)**

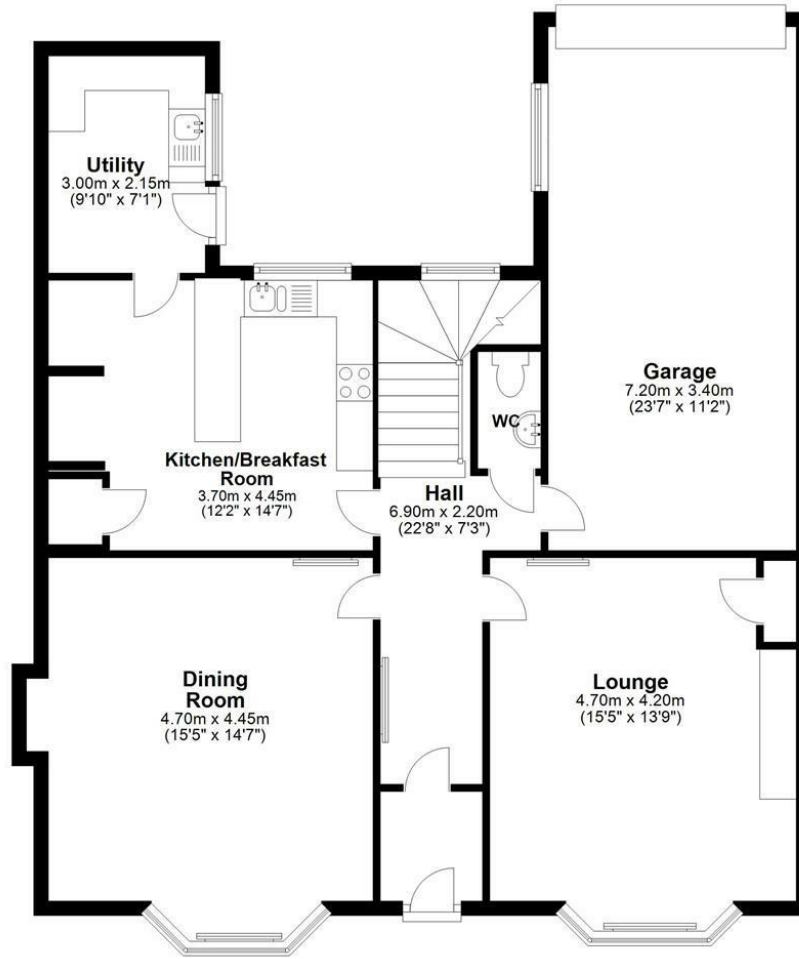
**Utility 9'10" x 7'0" (3.00 x 2.15)**

**Hall 22'7" x 7'2" (6.90 x 2.20)**

**Landing 15'7" x 9'0" (4.75 x 2.75)**

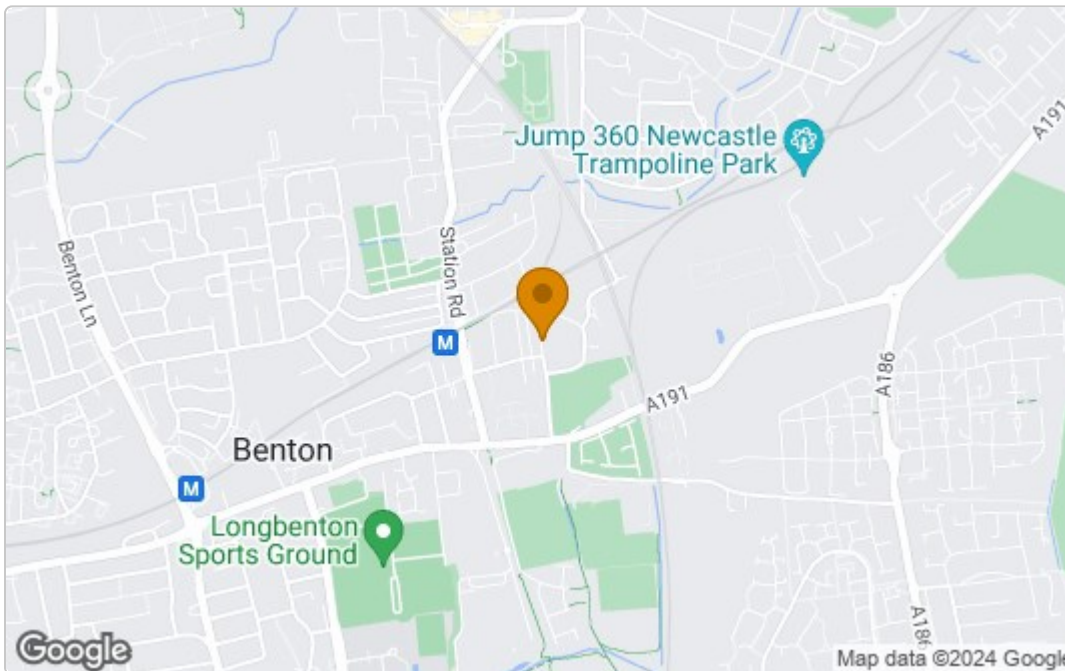
**Ground Floor**

Approx. 106.4 sq. metres (1144.9 sq. feet)



Total area: approx. 179.5 sq. metres (1931.7 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>		70	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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