



2 Warkworth Avenue, Wallsend, NE28 9HY

Offers Over £230,000

Hive Estates presents to the market this immaculate three-bedroom home on a substantial corner plot. The property boasts spacious rooms, two well-sized gardens and a gated driveway, offering off-street parking for two cars and an EV charging point.

Once inside, the entrance hall provides direct access to the open plan lounge/diner, second lounge and stairs to the first floor. The open plan lounge/diner offers a great set-up for entertaining and relaxing. With a feature wall, gas fireplace, separate seating areas, and a large window to the front of the property filling the room with natural light. Laminate flooring runs throughout the downstairs and guides you into the kitchen at the rear. Partition doors separate the spaces, allowing the option of division. Fully fitted with cream cabinetry and integrated appliances such as oven, hob, extractor fan, washer/dryer, fridge, freezer and microwave. The kitchen overlooks the rear garden through French doors, a great asset aiding the flow of the space. Into the back garden, fully enclosed and landscaped with patio and stones and space for two seating areas, making it the perfect suntrap. Down the side of the property is a path connecting to the side garden. This garden is accessed through a small gate, or secure gate to the side of the driveway. Fully lawned, offering total seclusion with surrounding greenery.

Back inside, the second reception room is currently set up as a playroom, with access to the understairs storage and seamlessly connects to the charming conservatory, that overlooks the side garden. A great use of space, offering versatility and natural light. Up to the first floor are three double bedrooms and a family bathroom. The main bedroom has fitted wardrobes and an integral cupboard. The second spans the length of the property from front to back, and the third is currently set up as a dressing space, with fitted wardrobes and space for a desk. The family bathroom has only recently been installed, featuring stylish matt black details. Fully tiled with WC, sink with storage under and a convenient shower over bath, with rain head. For a touch of luxury, there are also built in light features across the built in shelf and frosted window to ensure privacy.

This home has a lot to offer, with trendy décor throughout, it is the perfect blend of character and modern living. In a great location, close to local transport links, shops and amenities.

Lounge/Diner 22'11" x 11'9" (7.00 x 3.60)

Kitchen 9'2" x 9'2" (2.80 x 2.80)

Lounge 16'0" x 7'8" (4.90 x 2.35)

Conservatory 8'5" x 8'8" (2.59 x 2.66)

Bedroom 1 9'10" x 11'10" (3.01 x 3.62)

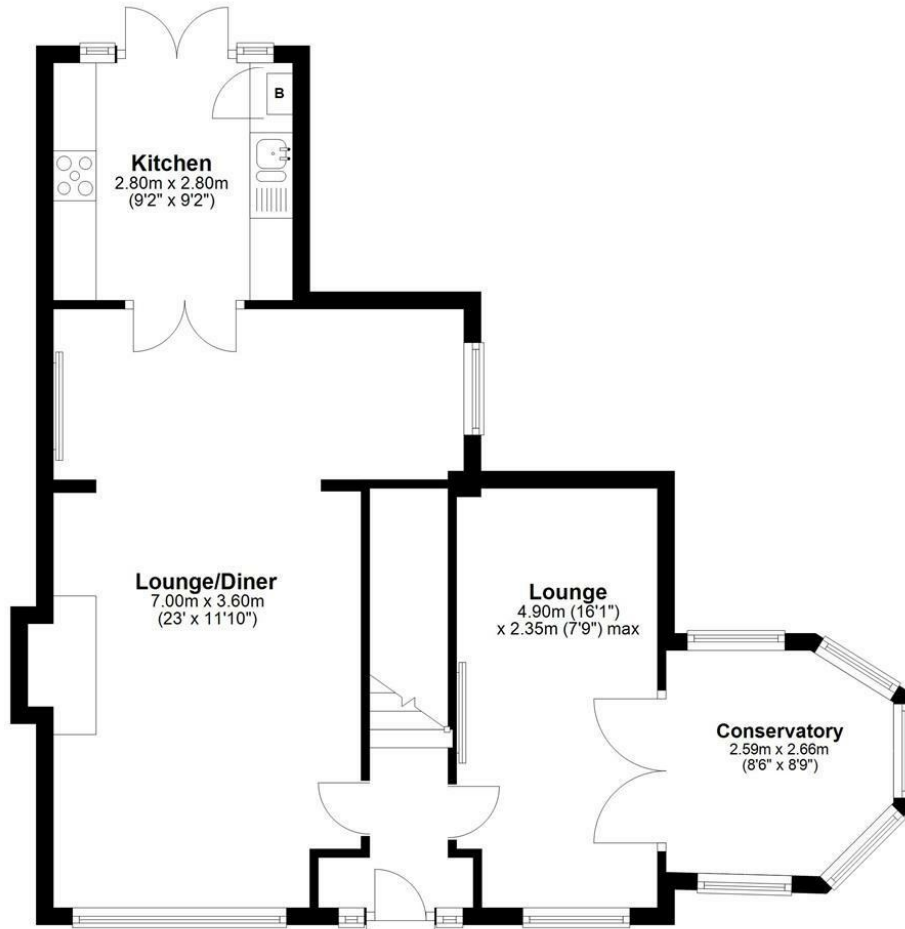
Bedroom 2 13'9" x 7'8" (4.20 x 2.35)

Bedroom 3 8'6" x 7'0" (2.60 x 2.15)

Bathroom 4'7" x 7'0" (1.41 x 2.15)

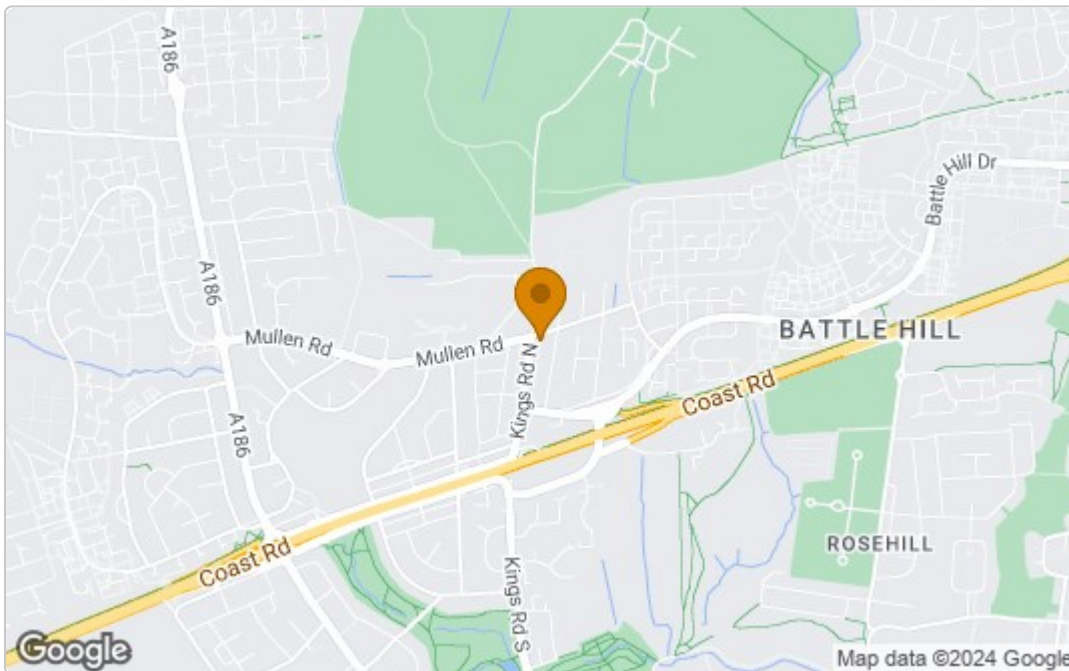
Ground Floor

Approx. 59.4 sq. metres (639.7 sq. feet)

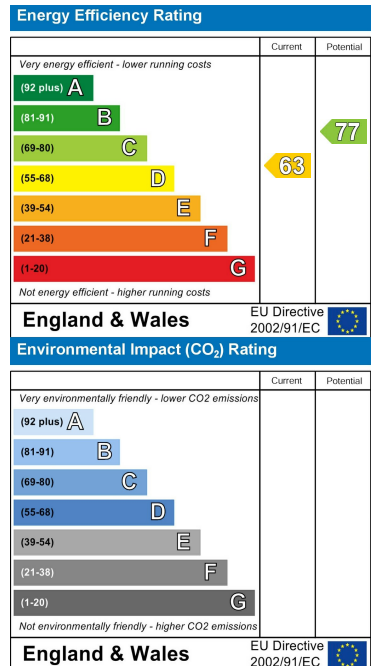


Total area: approx. 95.1 sq. metres (1024.2 sq. feet)

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.