



## **134 Silver Lonnen, Newcastle Upon Tyne, NE5 2HD**

**Offers Over £180,000**

Hive Estates presents to the market this fantastic semi-detached home located on Silver Lonnen, Newcastle Upon Tyne. Boasting three spacious bedrooms, this property offers ample space and a great layout for entertaining.

Upon entrance, you are greeted with wooden flooring that leads throughout the downstairs and up to the first floor. The hallway is bright and spacious, providing direct access to the main rooms of the ground floor and stairs to the first. To the front of the property is the living room, with a large window flooding the space with natural light. The feature wall is a highlight of the room, with an electric fireplace and wooden panelling adding to the cosy atmosphere. Double doors lead through to the kitchen, creating a seamless flow between the living spaces allowing the option of an open plan setup. The kitchen, stretching the length of the house, is decorated with vibrant orange and yellows, with an impressive island central to the room. With fitted cabinetry and integrated appliances. Equipped with oven, hob, extractor fan, fridge and freezer, while also providing ample cupboard storage and counter space, the room is extremely functional. Practical and stylish, there is also a breakfast bar. For added convenience, there is also a spacious outhouse accessed at the rear of the property. French doors open out to the generous garden, complete with decking and astroturf, with gate access to the driveway. The outdoor space offers endless possibilities for relaxation and recreation. Up to the first floor are three well-sized bedrooms, a family bathroom and separate WC, both fully tiled. The bathroom offers a integral cupboard, wash basin and shower over bath with rain-head and feature tap.

With charming features, a spacious layout and double car driveway this home has a lot to offer. In a great location, close to local transport links, shops and amenities.

**Kitchen/Diner 10'7" x 19'0" (3.25 x 5.80)**

**Lounge 12'1" x 12'9" (3.70 x 3.90)**

**Bedroom 1 12'1" x 10'9" (3.70 x 3.30)**

**Bedroom 2 10'7" x 10'9" (3.25 x 3.30)**

**Bedroom 3 8'10" x 8'0" (2.70 x 2.45)**

**Bathroom 5'4" x 7'10" (1.65 x 2.40)**

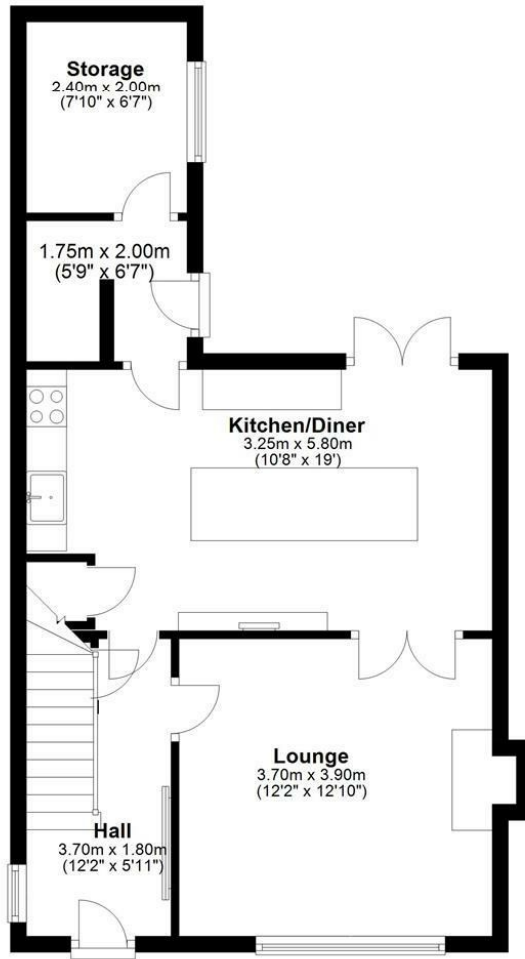
**WC 2'9" x 5'1" (0.85 x 1.55)**

**Storage 7'10" x 6'6" (2.40 x 2.00)**

**Hall 12'1" x 5'10" (3.70 x 1.80)**

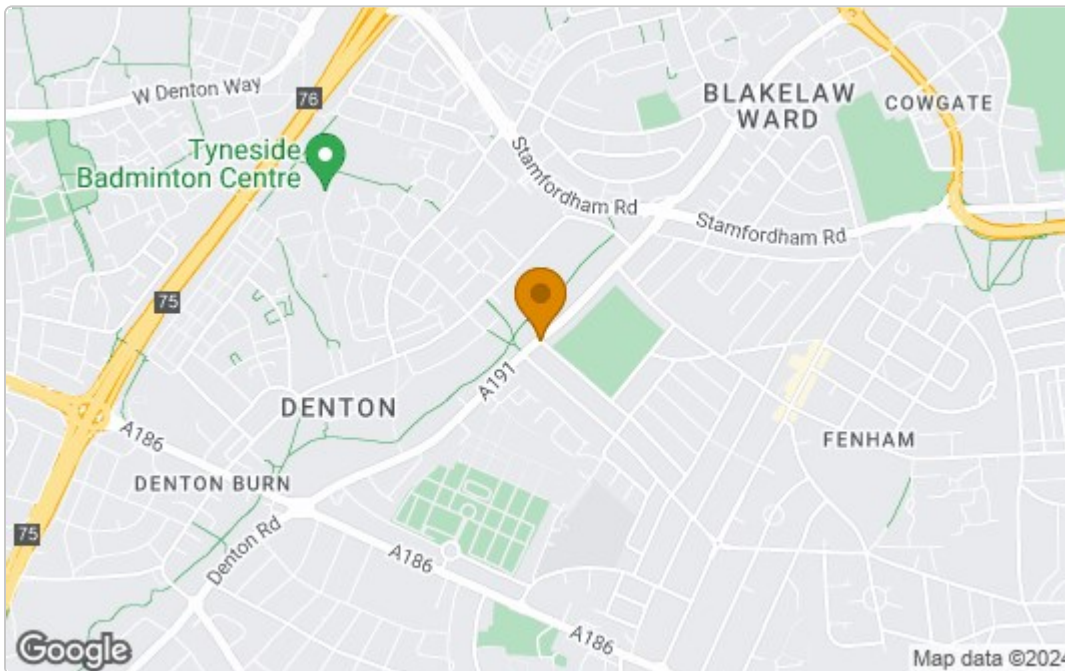
### Ground Floor

Approx. 49.6 sq. metres (533.8 sq. feet)

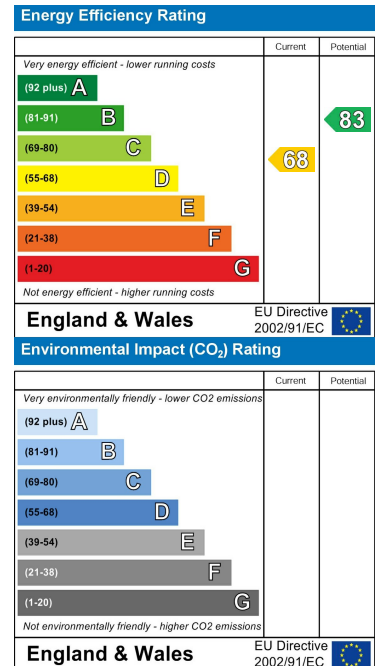


Total area: approx. 90.6 sq. metres (975.4 sq. feet)

### Area Map



### Energy Efficiency Graph



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