



4 St. Albans Crescent, Newcastle Upon Tyne, NE6 5UQ

Offers Over £150,000

Hive Estates welcomes to the market this immaculate two bedroom ground floor flat in Heaton, benefitting from an open plan layout, spacious rooms and an external yard.

Once inside, the functional hallway leads you directly into the front bedroom. Hardwood flooring runs throughout the whole property. To the front is the first bedroom. The open plan layout allows for the option of versatility and sliding doors allow for a partition of added privacy between the front room and the lounge/diner. The lounge/diner currently holds a seating area for relaxing, and a table for dining. With the second bedroom leading off from the space. The bedroom holds a large window overlooking the rear yard and natural light fills the space. With an integral cupboard for extra storage, the layout is practical. To the rear of the home is the kitchen. Fully fitted with wall and base units and integrated appliances such as oven, hob and extractor fan, with wood effect cabinetry and charcoal grey laminate worktops. To the back is the family bathroom, fully tiled equipped with shower over bath, WC and wash basin. From the kitchen you can access the shared rear yard. A great space that works as a sun trap. The yard to the front of the property is exclusively yours too.

In a great location, this property offers street parking, and is only a short walk to local shops bars and transport links.

Kitchen 12'9" x 8'0" (3.90 x 2.45)

Lounge/Diner 14'5" x 12'3" (4.40 x 3.75)

Bedroom 1??? 14'5" x 13'7" (4.40 x 4.15)

Bedroom 1 14'5" x 8'2" (4.40 x 2.50)

Bathroom 5'1" x 8'0" (1.55 x 2.45)

Floor Plan

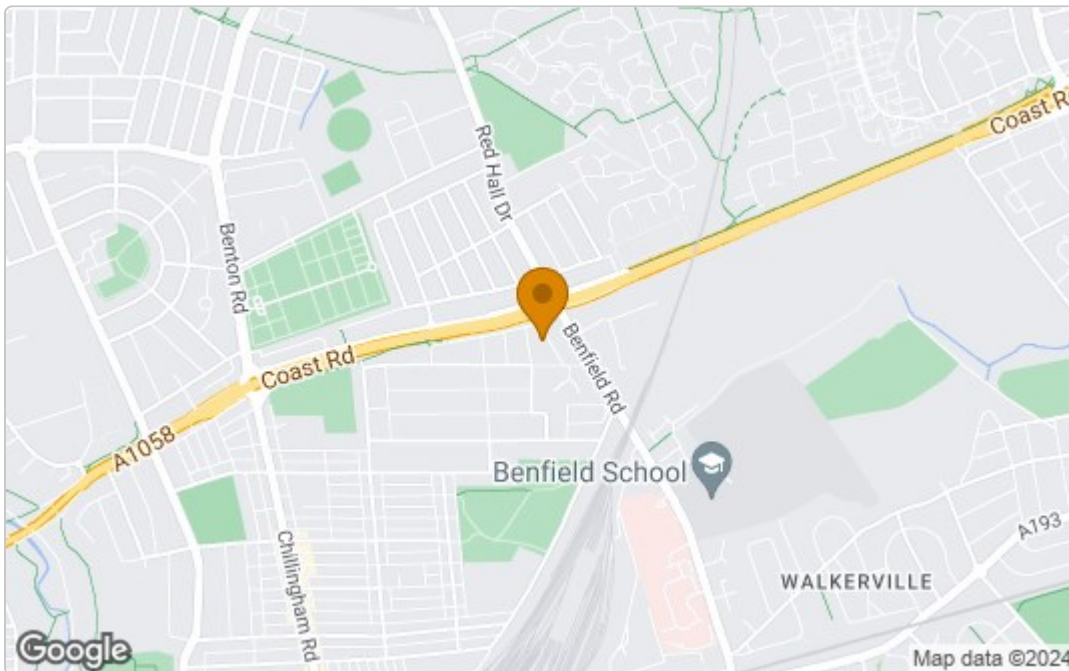
Ground Floor

Approx. 65.7 sq. metres (706.8 sq. feet)



Total area: approx. 65.7 sq. metres (706.8 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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