



159 Holyfields, Newcastle Upon Tyne, NE27 0EY

Offers Over £230,000

Hive Estates welcomes to the market this immaculate three bedroom property located in the sought after estate of Holyfields, West Allotment. In a cul-de-sac position, this home offers light and spacious rooms, a smart garage conversion and a private garden.

Upon entering the property, a convenient hall provides access to the lounge as well as internal access to the garage space. With an open plan layout, the spacious and bright living room comprises of a practical design, with engineered oak wood flooring throughout the space, featuring an electric fireplace with an affluence of bold blue and an arch connecting to the dining room. From here you can access the kitchen at the rear, stairs to the first floor, or go through double French doors to the rear garden. The kitchen is fully fitted and functional, with laminate worktops, a tile splash back, warm orange feature wall and integrated appliances. Alongside this, there is an integral pantry alongside alternative access to the garden. The garden benefits from patio and lawn, fully enclosed with fencing and greenery providing ultimate privacy, making a great setup for entertaining. In addition, there is also side access to the front of the property. Upstairs there are three double bedrooms. To the rear is the master, neutral in décor and spacious, currently hosting a super-king bed with two built in storage cupboards and an en-suite. The en-suite is modern, with a tiled shower, sink and WC. To the front of the property are the well-sized second and third bedroom. The family bathroom is part-tiled and features a fitted bath with shower over, as well as WC and washbasin. One of the unique highlights of the property is the garage. Recently converted and divided into a smart home office space, and practical garage. The office has a modern design, featuring spotlights, built in shelves and a window to allow natural light. The rest of the garage is easily accessible and functional.

In a great location, the property is close to bus routes and metro stations. With surrounding schools and shops nearby, this home would make a great first time buy.

Kitchen 13'1" x 9'2" (4.00 x 2.80)

Open Plan Lounge 11'1" x 11'7" (3.40 x 3.55)

Open Plan Diner 9'4" x 10'4" (2.85 x 3.15)

Office 7'2" x 8'4" (2.20 x 2.55)

Bedroom 1 9'10" x 13'9" (3.00 x 4.20)

Bedroom 2 10'9" x 9'10" (3.30 x 3.00)

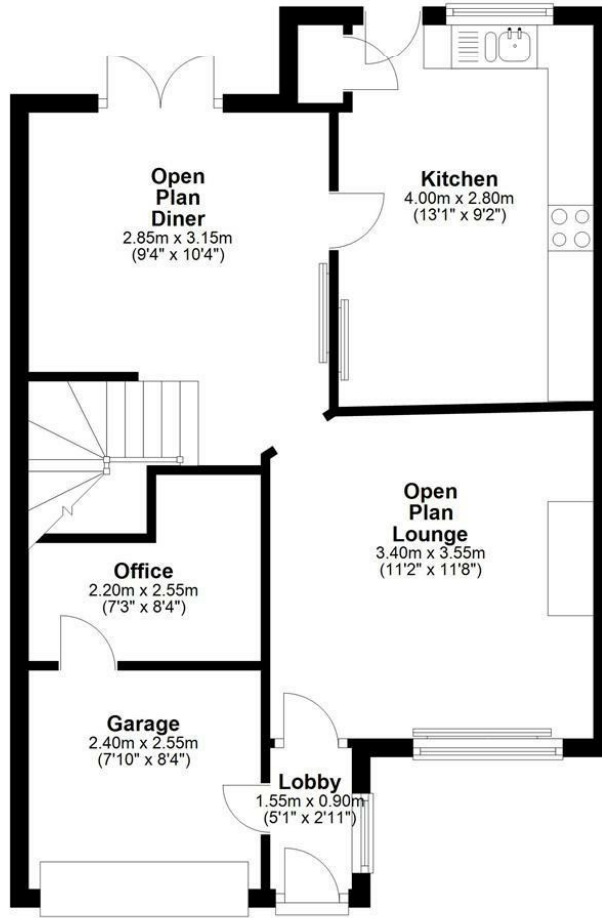
Bedroom 3 8'2" x 9'10" (2.50 x 3.00)

Bathroom 6'6" x 5'6" (2.00 x 1.70)

Garage 7'10" x 8'4" (2.40 x 2.55)

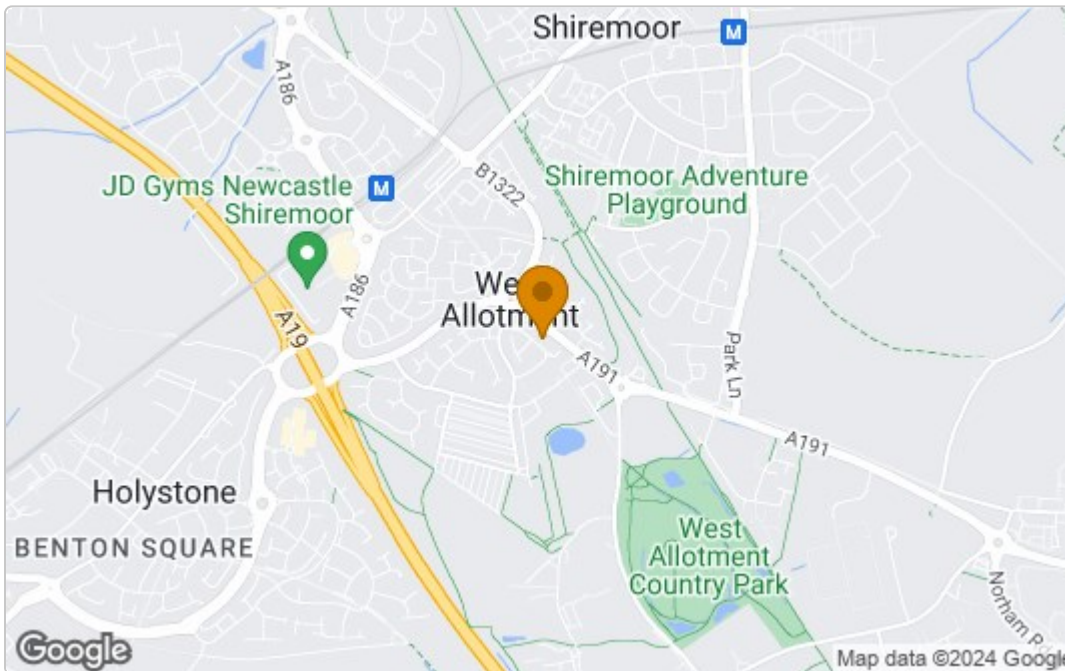
Ground Floor

Approx. 51.6 sq. metres (555.8 sq. feet)

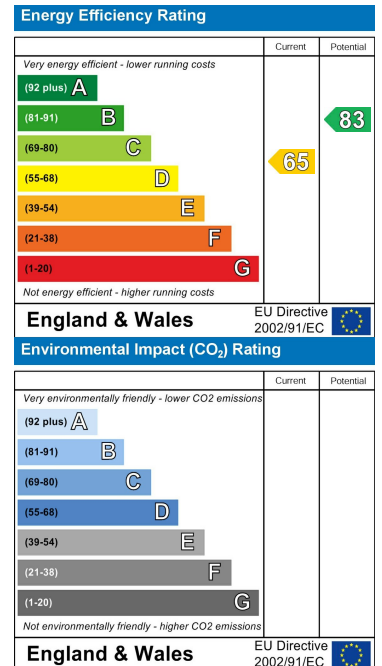


Total area: approx. 97.7 sq. metres (1051.2 sq. feet)

Area Map



Energy Efficiency Graph



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