



**20 Fern Avenue, Newcastle Upon Tyne, NE3 2AL**

**Offers Over £100,000**

Hive Estates welcomes to the market this immaculate two bedroom upper flat in Fawdon. Boasting generous rooms, modern kitchen and lots of natural light, this property would be ideal for a first-time buyer or as an investment opportunity with 6% rental yield.

To the top of the stairs, the hallway provides direct access to all rooms. Initially tucked to the left, the second bedroom is highly versatile. The layout can accommodate various layouts, such as home office space, dressing area or traditional guest bedroom. Opposite is the primary bedroom. Sizeable with built in cupboard, the bedroom offers the ideal space to unwind. Positioned along to the rear of the home is the lounge. The ample living space is bright and inviting, with a large picture window overlooking the rear communal garden. Next, the thoughtfully configured kitchen space, displays a warm neutral design paired with wood effect laminate flooring. The kitchen itself provides high gloss cabinetry creating a contemporary yet rustic feel. Likewise, the space is practical with integral oven, hob, extractor hood and sink, as well as space for appliances. To the centre of the property is the family bathroom. Fully tiled with shower over bath, WC and wash basin.

Externally, there is an expansive and secluded shared garden to the rear, ideal for summer months. Perfectly placed within a residential cul-de-sac, the property's location provides access to local amenities and excellent transport links such as Fawdon and Wansbeck Road metro stations.

**Kitchen 12'4" x 8'10" (3.76 x 2.71)**

**Living Room 15'11" x 12'4" (4.86 x 3.76)**

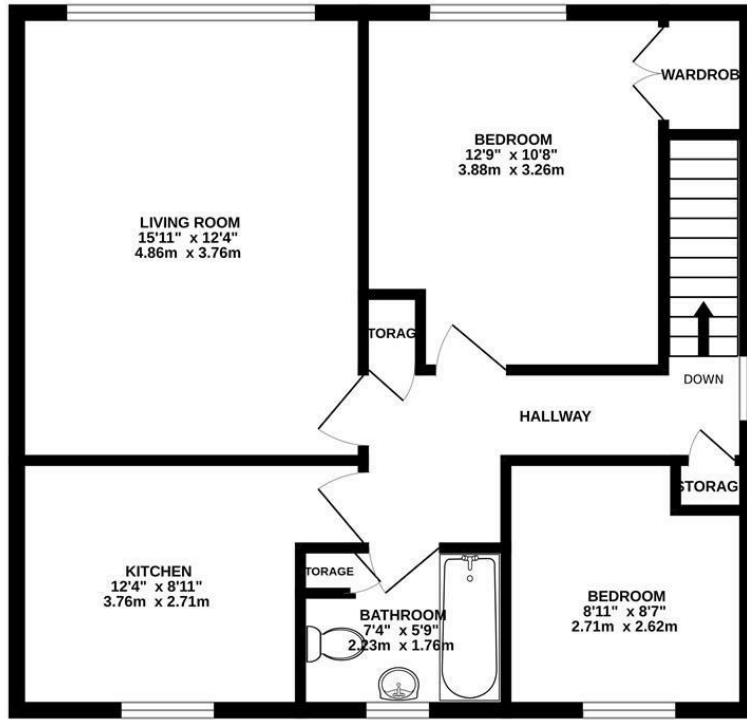
**Bedroom 1 12'8" x 10'8" (3.88 x 3.26)**

**Bedroom 2 8'10" x 8'7" (2.71 x 2.62)**

**Bathroom 7'3" x 5'9" (2.23 x 1.76)**

# Floor Plan

1ST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



FERN AVENUE NE3 2AL

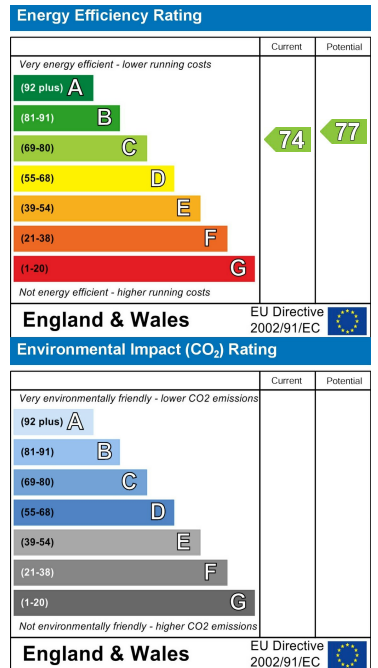
TOTAL FLOOR AREA - 646 sq.ft. (60.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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