



**7 Churchill Mews, Newcastle Upon Tyne, NE6 1BH**

**Offers Over £210,000**

Hive Estates welcomes to the market this immaculate three bedroom home located in St Peters Basin. Boasting spacious rooms, a functional layout and private garden.

Once inside, the sizeable lounge is full of natural light and perfect for relaxing or entertaining guests. The ground floor also comprises of a WC to the side of the entrance hall, and the kitchen at the rear. The kitchen stretches the width of the property. Fully fitted with integrated appliances such as an induction hob, oven and extractor fan. Quartz worktops complete the design. The room is setup with a separate space for dining and storage cupboard, making the layout highly practical. To the first floor are three bedrooms, all fitted with wooden flooring. The second bedroom features fitted wardrobes, currently setup as a dressing room. And the third holds a built-in cupboard, both providing convenient storage solutions. The family shower room is a luxurious retreat, recently installed, the bathroom offers a fully tiled walk in shower, with WC, wash basin and heated towel ladder. There is also a loft accessible from the landing, fully boarded out allowing for more storage option and easy access. In fantastic condition, all windows and doors have recently been replaced and allow for a quality finish.

Outside, the property offers a driveway at the front for convenient parking, along with visitor parking. The spacious private garden is a tranquil oasis, featuring lawn and a charming patio area, ideal for guests or unwinding on an evening. Placed perfectly within a quiet cul-de-sac in a sought after residential estate, the property's location is unmatched. The river side position enables instant access to Newcastle's Quayside overlooking the River Tyne, whilst also being within walking distance of Ouseburn, Newcastle City Centre and various local amenities.

**Living Room 15'8" x 14'5" (4.78 x 4.41)**

**Kitchen 14'5" x 8'5" (4.41 x 2.57)**

**Bedroom 1 13'4" x 8'4" (4.08 x 2.56)**

**Bedroom 2 10'8" x 8'4" (3.27 x 2.56)**

**Bedroom 3 10'4" x 6'0" (3.15 x 1.85)**

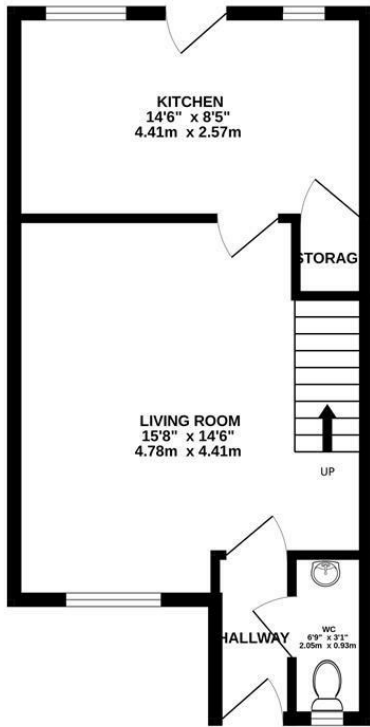
**Bathroom 6'0" x 5'10" (1.85 x 1.78)**

**WC 6'8" x 3'0" (2.05 x 0.93)**

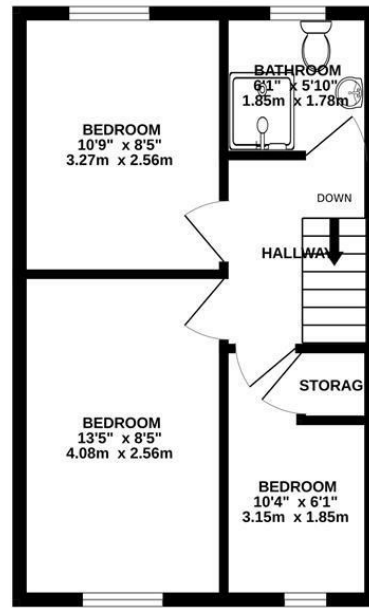


# Floor Plan

GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



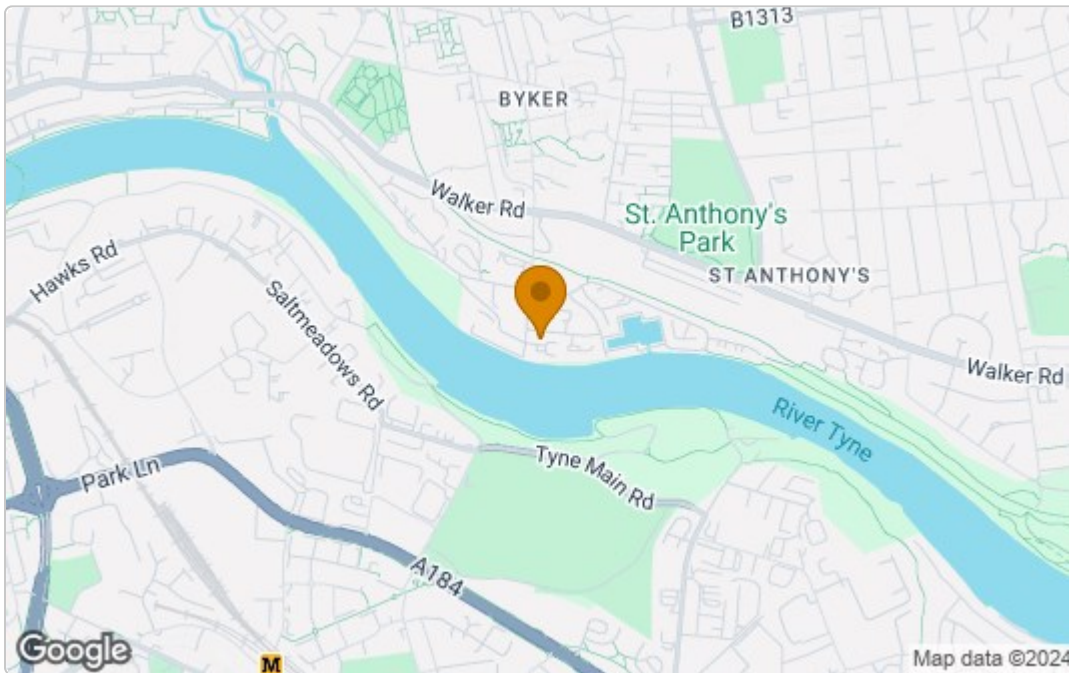
CHURCHILL MEWS NE6 1BH

TOTAL FLOOR AREA: 728 sq.ft. (67.6 sq.m.) approx.

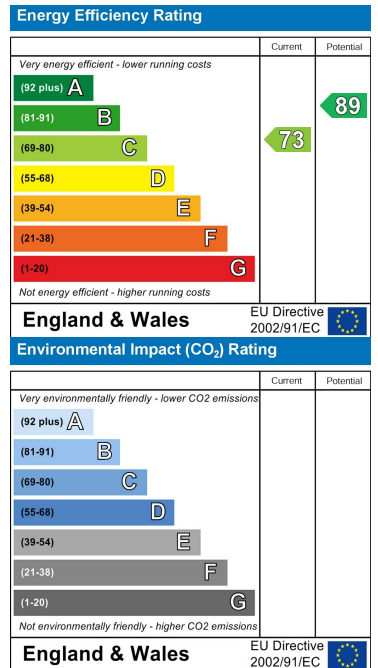
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2024

# 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.