



35 Stratford Grove West, Newcastle Upon Tyne, NE6 5BB

Offers Over £160,000

Hive Estates presents this bold and beautifully styled 2-bedroom upper Tyneside flat, nestled in the vibrant heart of Heaton. Combining period charm with striking modern touches, this spacious home is bursting with personality.

The livingroom impresses with original features, a stunning marble fireplace, and a bold feature wall that adds colour and character—perfect for relaxing or entertaining.

At the rear, the generously sized kitchen is a true highlight. It features navy shaker-style cabinetry, wooden worktops, and a patterned tiled floor, enhanced by metro tile splashbacks. A large window and overhead skylight flood the space with natural light, creating a warm and inviting atmosphere for cooking and dining. The master bedroom is light-filled and stylish, with large windows, a bay window with a cosy seat, bold decor, and built-in storage. The space is both practical and serene. The second bedroom, currently used as a home office, is ideal for remote working or study, with a vibrant map mural, under-stairs storage, and a creative energy that inspires productivity.

A loft room offers superb versatility perfect as creative space or extra storage. The contemporary bathroom is finished with white and black metro tiles, a dramatic feature wall, and a luxurious walk-in shower with a waterfall head, WC, and basin. Outside, the private rear yard offers a peaceful retreat with tiled stairs, seating, and handy outdoor storage. Situated just moments from Heaton and Sandyford's independent shops, cafes, and restaurants, with excellent transport links into the city centre by metro and bus, this home perfectly balances lifestyle, location, and charm.

Living Room 14'9" x 12'10" (4.51 x 3.93)

Kitchen 20'11" x 7'9" (6.39 x 2.37)

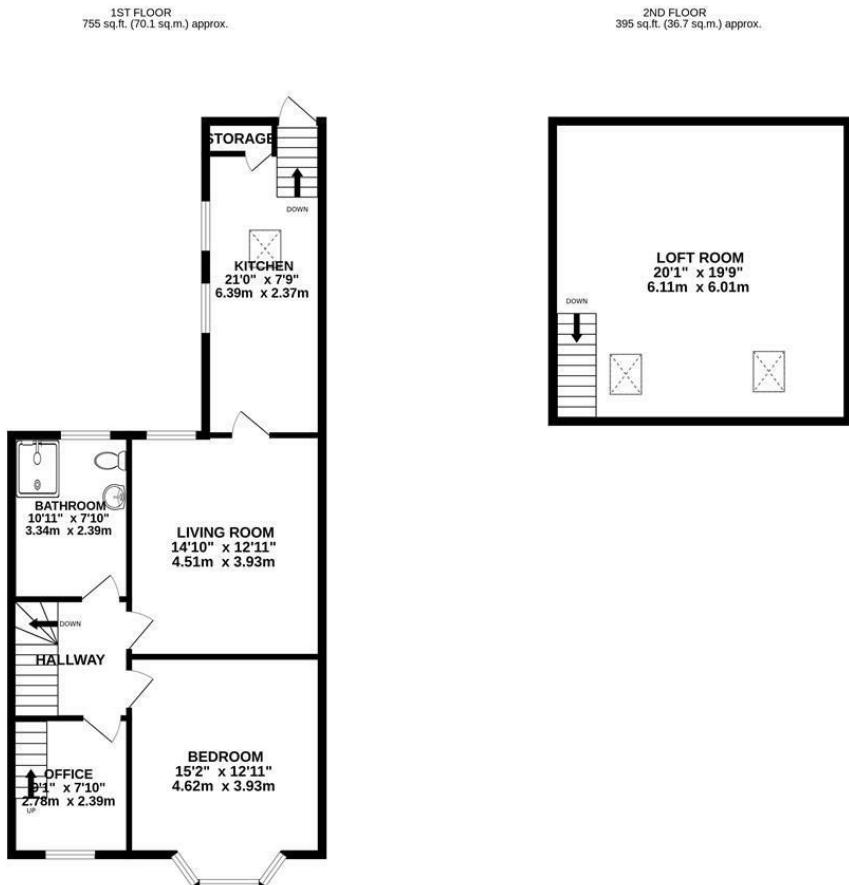
Bedroom 15'1" x 12'10" (4.62 x 3.93)

Office 6'6",255'10" x 7'10" (2,78 x 2.39)

Bathroom 10'11" x 7'10" (3.34 x 2.39)

Loft Room 20'0" x 19'8" (6.11 x 6.01)

Floor Plan



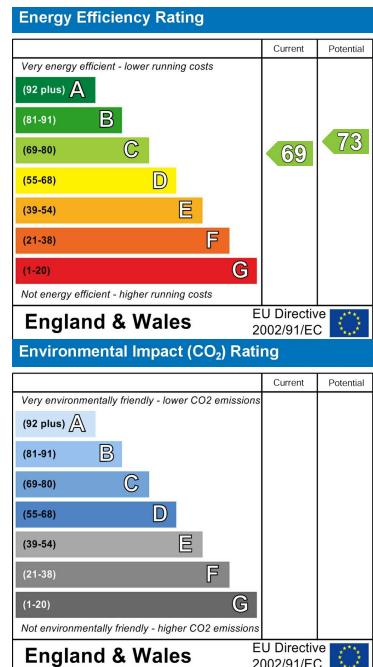
STRATFORD GROVE WEAST NE6 5BB

TOTAL FLOOR AREA : 1150 sq ft. (106.0 sq.m.) approx.
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Area Map



Energy Efficiency Graph



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