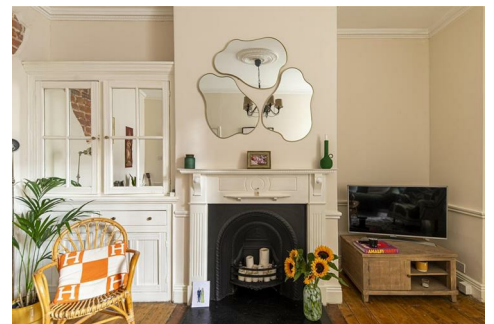




36 Forsyth Road, Newcastle Upon Tyne, NE2 3DA

Offers Over £230,000

Hive Estates are delighted to present this beautifully presented two bedroom ground floor Tyneside flat, perfectly positioned in the heart of West Jesmond. With stylish interiors, original features, and a private garden, this turnkey home offers an ideal balance of character and modern living.

The spacious living room is filled with natural light thanks to its large windows and features exposed original floorboards, a striking fireplace, and built-in mirrored storage. The contemporary kitchen is finished with high gloss white cabinetry, grey tiled flooring, laminate worktops, and an integrated oven and hob, with ample room for additional appliances.

The master bedroom is a bright and cosy retreat with a bay window, soft grey carpet, and elegant neutral decor. A generous second bedroom offers excellent versatility as a guest room, nursery, or home office. The bathroom is stylishly finished with half-height panelling, feature wallpaper, and a shower over bath.

To the rear, the property boasts a private garden with Astroturf and a pergola, creating the perfect space for relaxing or entertaining. Ideally located just a short walk from West Jesmond Metro, excellent bus links, and a vibrant selection of shops, cafés, and restaurants, as well as easy access into Heaton and Newcastle city centre, this property presents a fantastic opportunity to move straight in and enjoy everything this sought-after area has to offer.

Lounge/Diner 14'7" x 13'5" (4.45 x 4.10)

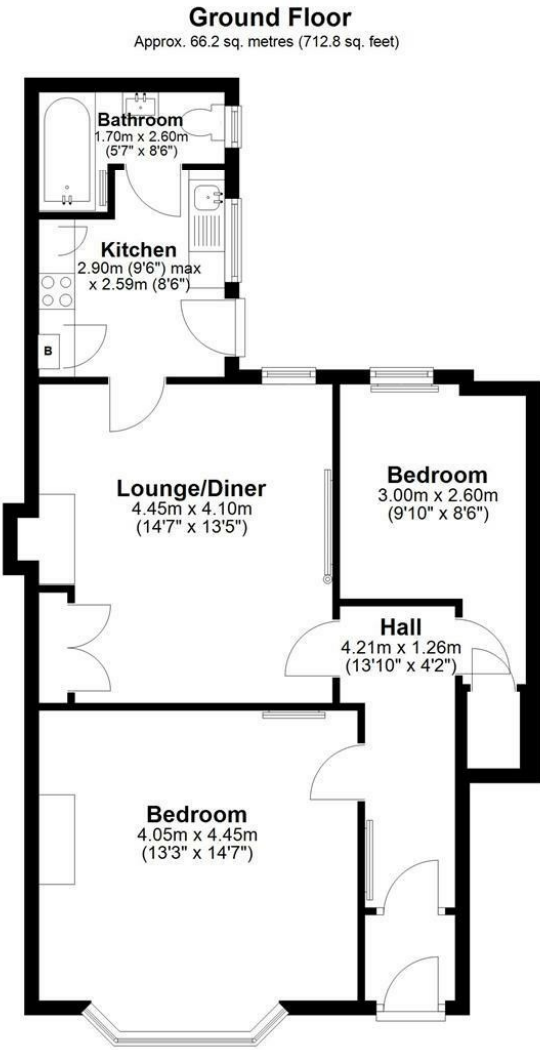
Kitchen 9'6" x 8'5" (2.90 x 2.59)

Bedroom 1 13'3" x 14'7" (4.05 x 4.45)

Bedroom 2 9'10" x 8'6" (3.00 x 2.60)

Bathroom 5'6" x 8'6" (1.70 x 2.60)

Floor Plan



Total area: approx. 66.2 sq. metres (712.8 sq. feet)

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

