



94 Doncaster Road, Newcastle Upon Tyne, NE2 1RA

Offers Over £230,000

Hive Estates are proud to present this beautifully light and spacious three bedroom family home on Doncaster Road, Sandyford. Offering original period features, generous proportions throughout, and fantastic potential to personalise, this property is a rare opportunity in a sought-after location.

The living room is a standout space, with a striking bay window that floods the room with natural light. Generous in size and styled in neutral tones, it highlights the home's character with original detailing and creates a welcoming environment. At the rear, the expansive kitchen diner provides the perfect hub of the home. Large windows illuminate the space, while wood panelling and neutral tiling give a timeless finish, making it ideal for family living and entertaining alike.

Upstairs, the impressive master bedroom mirrors the lounge with its own bay window, ceiling rose, and cornicing enhanced by neutral decor that keeps the space bright and versatile. The second bedroom is equally spacious, finished in calming tones, while the third bedroom offers great flexibility as a bedroom, home office, or dressing room. The family bathroom is notably large, complete with blue and white tiling, shower over bath, basin, and WC.

Externally, the property benefits from a private rear yard a versatile outdoor space perfect for hosting, relaxing, or gardening. Positioned on a quiet street in Sandyford, the home enjoys close proximity to local shops, restaurants, and excellent transport links via both bus and metro. A characterful and light filled home in a fantastic location offering space, charm, and exciting scope to create your perfect family residence.

Lounge 17'8" x 13'6" (5.39 x 4.13)

Kitchen 13'10" x 12'9" (4.22 x 3.90)

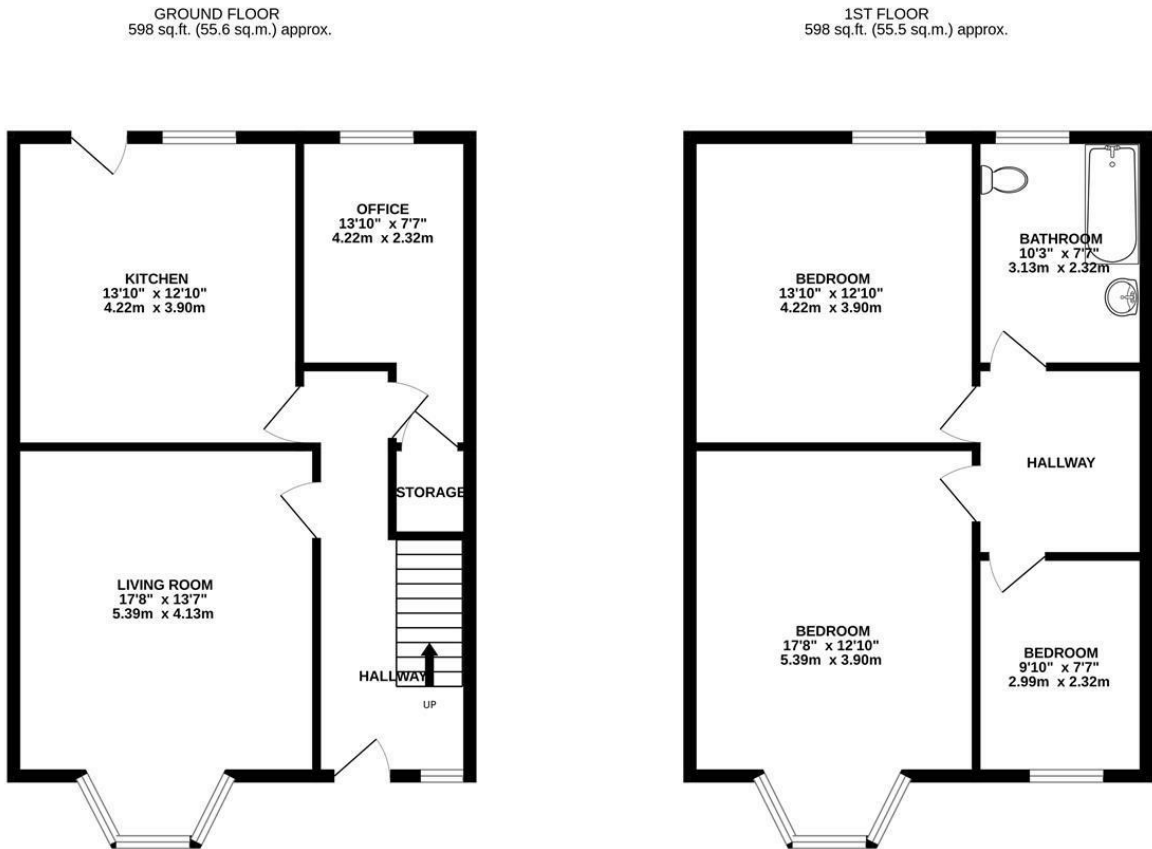
Bedroom 1 17'8" x 12'9" (5.39 x 3.90)

Bedroom 2 13'10" x 12'9" (4.22 x 3.90)

Bedroom 3 9'9" x 7'7" (2.99 x 2.32)

Bathroom 29'10" x 25'3" (9.10 x 7.7)

Floor Plan

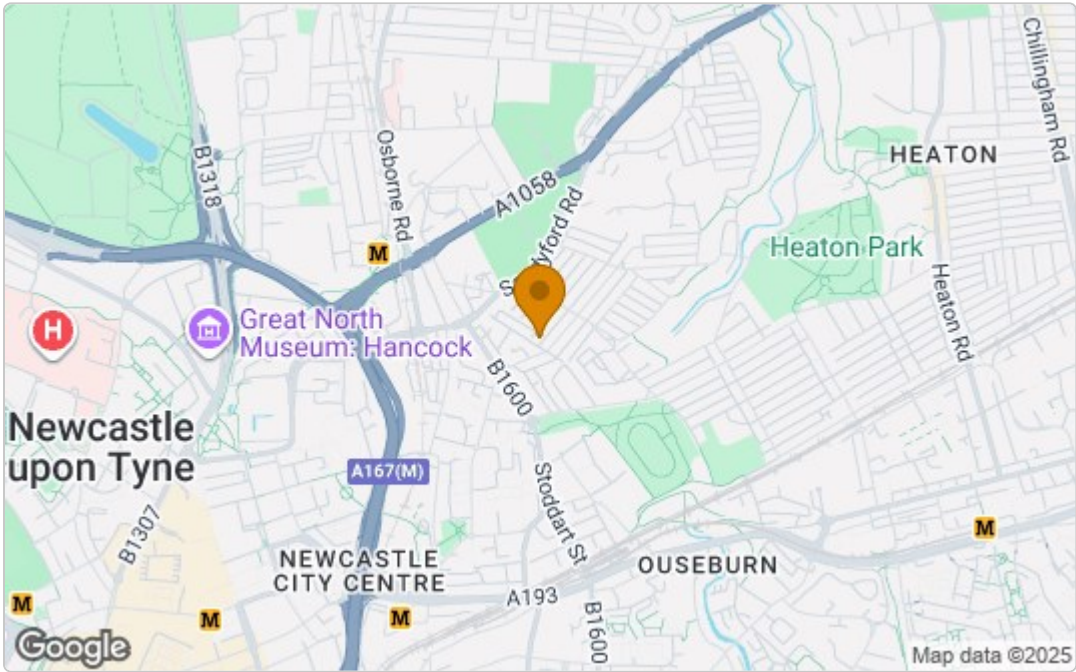


DONCASTER ROAD NE2 1RA

TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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



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Energy Efficiency Graph

