



**30 Burn Avenue, Newcastle Upon Tyne, NE12 7JY**

**Offers Over £200,000**

Hive Estates is delighted to welcome to the market this stunning three bedroom terraced house in the highly sought-after area of Forest Hall. This beautifully presented home seamlessly combines modern design with practical living spaces.

Upon entering, you are greeted by a bright and spacious open-plan lounge and dining area, featuring elegant wood flooring and a striking feature fireplace that adds warmth and character. A stylish spiral staircase serves as a stunning architectural focal point, connecting the two floors and enhancing the home's contemporary feel.

The modern kitchen is designed with both style and functionality in mind. It features sleek grey laminate flooring, grey cabinetry, and black speckle worktops that create a sophisticated contrast. An integrated oven with a gas hob along with dedicated spaces for a freestanding washing machine, dishwasher or dryer and fridge-freezer. Eye-catching geometric feature tiles add personality and flair, while the kitchen itself provides direct access to a private rear yard, perfect for outdoor entertaining, gardening, or simply enjoying some fresh air in privacy.

Upstairs, the property boasts three generously sized bedrooms, all carpeted for comfort and flooded with natural light thanks to large windows that offer a bright and airy atmosphere. The family bathroom is a contemporary retreat, featuring grey laminate flooring, a bath, a freestanding walk-in shower, a WC, and a wash basin, all complemented by modern geometric tiles that add a touch of elegance.

Externally, the property offers a well-maintained front garden with a lawn, ideal for welcoming guests or enjoying a quiet moment outdoors. The home is situated on a pedestrian-friendly street with parking space to the rear with PodPoint electric car charger and ample on-road parking,

Perfectly positioned, this property benefits from excellent transport links, with nearby bus and metro services providing easy access to surrounding areas and beyond. Local amenities are right on your doorstep. Families will also appreciate the strong choice of schools in the area Forest Hall Primary School (rated Good by Ofsted) is just around the corner, and a local high school is within walking distance, making this an ideal location for both first-time buyers and growing families.

**Lounge 10'4" x 13'7" (3.15 x 4.15)**

**Dining room 13'5" x 17'3" (4.10 x 5.28)**

**Kitchen 6'6" x 16'0" (2.00 x 4.90)**

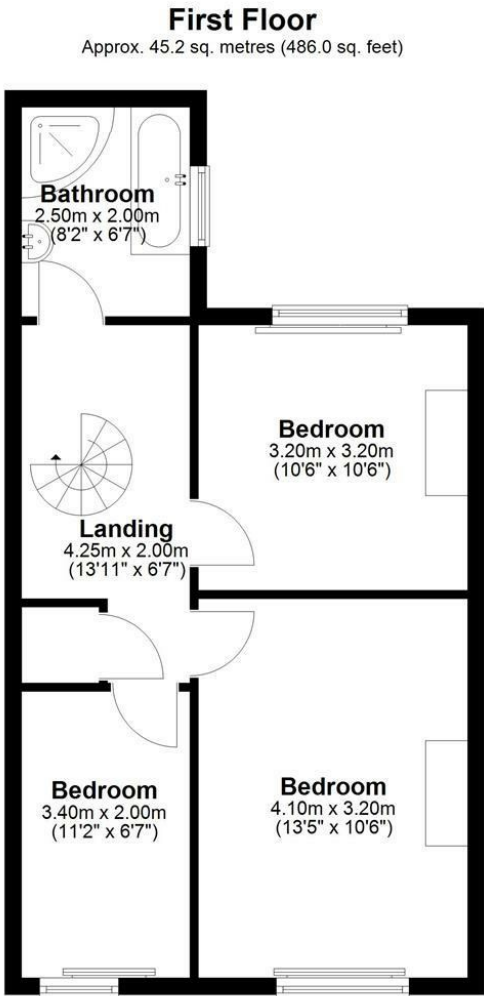
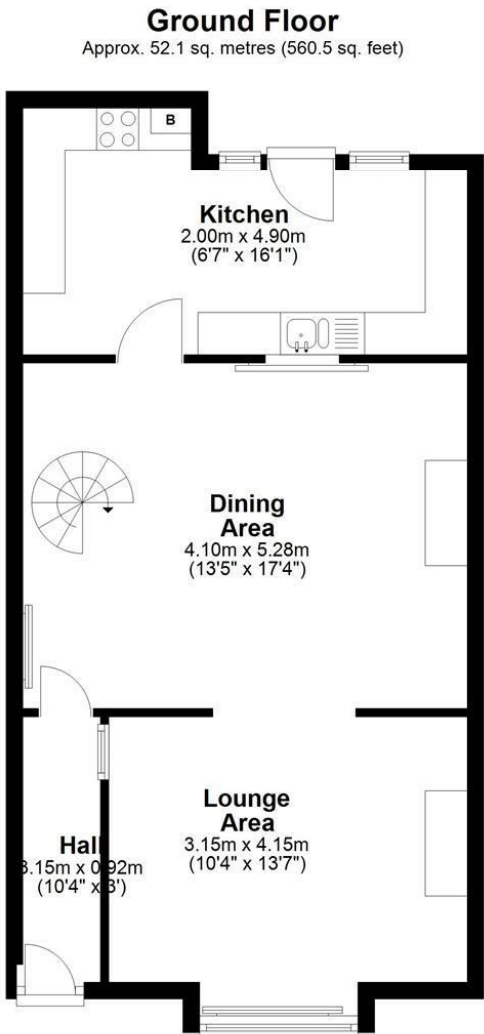
**Bedroom 1 13'5" x 10'5" (4.10 x 3.20)**

**Bedroom 2 10'5" x 10'5" (3.20 x 3.20)**

**Bedroom 3 11'1" x 6'6" (3.40 x 2.00)**

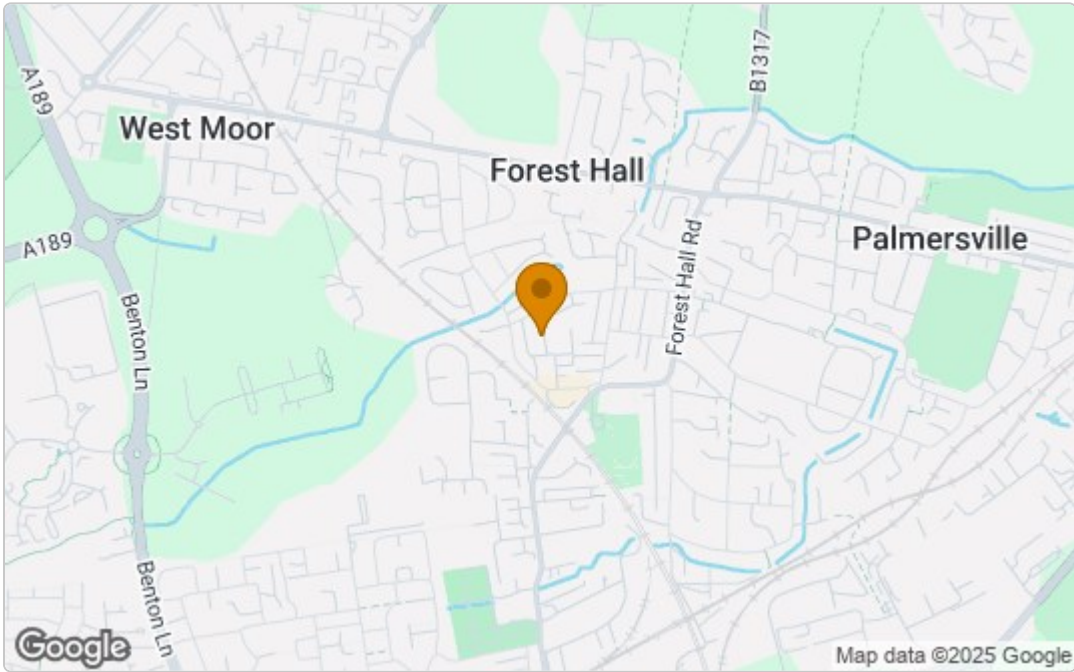
**Bathroom 8'2" x 6'6" (2.50 x 2.00)**



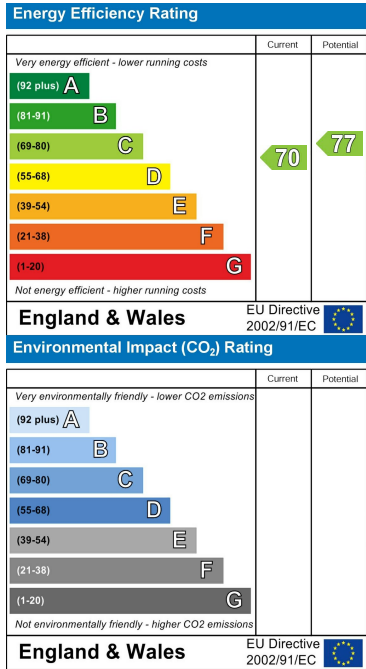


Total area: approx. 97.2 sq. metres (1046.5 sq. feet)

Area Map



Energy Efficiency Graph



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