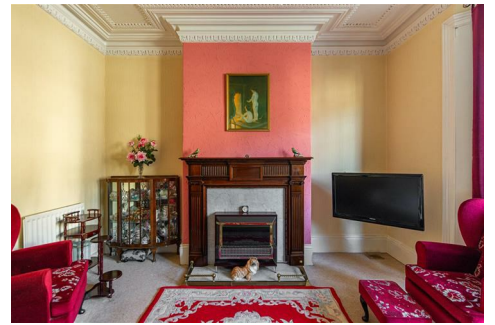




92 Brighton Grove, Newcastle Upon Tyne, NE4 5NT

Offers Over £220,000

Hive Estates welcomes to the market this spacious four bedroom family home located on the highly sought after Brighton Grove in Fenham. Full of charm and potential, this property offers generous living space, original period features, and a private rear yard with roller shutter access.

The living room is bright, with a large bay window, feature fireplace, and original coving, creating a charming and airy space. A second reception room provides a versatile area that can serve as a dining room or additional lounge, also benefitting from a feature fireplace and plenty of natural light.

The kitchen is well sized with ample storage, tiled flooring, and large windows that flood the space with natural light. From here, there's direct access to the rear yard and stairs down to the basement, ideal for use as a home office, pantry, or storage area.

Upstairs, there are four well-proportioned bedrooms, three with feature fireplaces, all filled with light and character. The family bathroom includes a multi-jet shower cabin, vanity basin unit, WC, and neutral tiling with a stylish feature border.

Outside, the rear yard offers excellent versatility, complete with a gate and roller shutter door providing easy access a perfect space for relaxing or entertaining. Located in a popular residential area, this home benefits from excellent local amenities, schools, and transport links, making it ideal for families, first time buyers, or investors alike.

Living Room 16'9" x 14'11" (5.13 x 4.55)

Lounge/Diner 14'2" x 12'6" (4.32 x 3.82)

Kitchen 17'2" x 11'4" (5.25 x 3.46)

Bedroom 1 14'2" x 12'5" (4.32 x 3.81)

Bedroom 2 13'7" x 11'7" (4.15 x 3.54)

Bedroom 3 13'1" x 11'4" (4.00 x 3.46)

Bedroom 4 10'10" x 7'6" (3.31 x 2.29)

Bathroom 8'6" x 5'9" (2.61 x 1.77)

Basement 17'6" x 13'2" (5.35 x 4.02)

Floor Plan



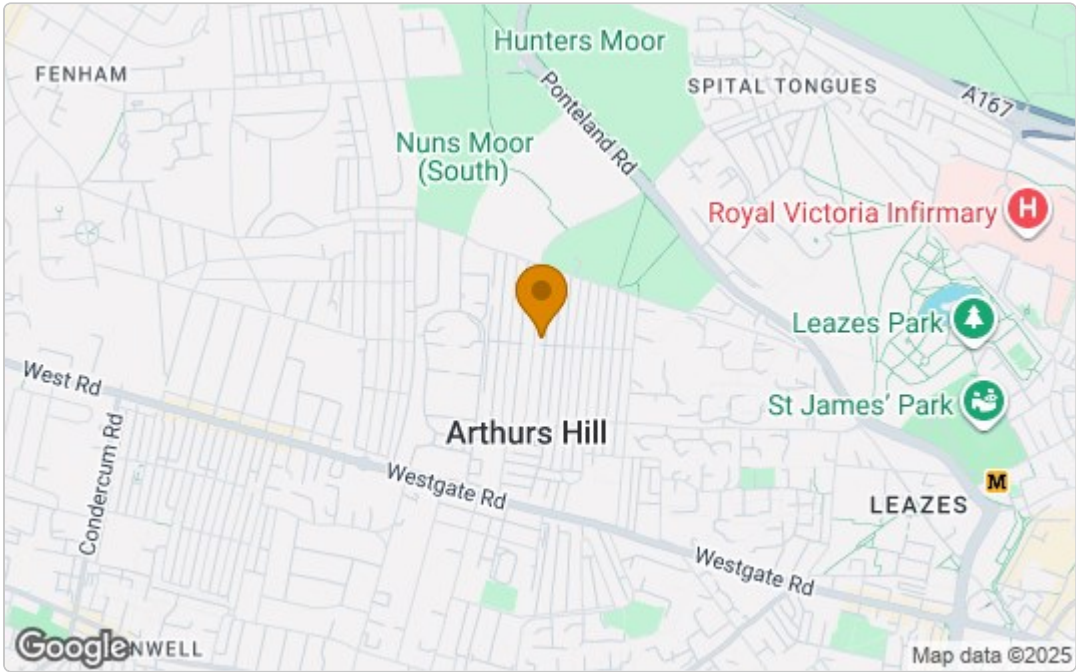
MID-TERRACE HOUSE

TOTAL FLOOR AREA : 1704 sq.ft. (158.3 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

