



11 Greystoke Avenue, Newcastle Upon Tyne, NE2 1PN

Offers Over £160,000

Hive Estates is delighted to present this bold two bedroom ground floor Tyneside flat, perfectly positioned in the highly sought after area of Sandyford and complete with its own private rear yard.

Bright hallway with original features leads you into the impressive open plan kitchen, living, and dining area offers an ideal space for both relaxation and entertaining. Large patio doors lead directly to the private yard, inviting in an abundance of natural light and creating a seamless indoor outdoor living experience. The contemporary kitchen features sleek white high-gloss cabinetry, dark wood-effect worktops, bright modern décor, and excellent storage and worktop space. This flows effortlessly into the dining area and cosy lounge, finished with soft grey carpeting and stylish alcove storage.

The spacious master bedroom sits at the front of the property and is enhanced by a generous bay window, a bold feature wall, neutral carpeting, and plenty of room for furnishings. The second bedroom mirrors this aesthetic with its own feature wall, large window, neutral tones, and ample space.

The bathroom is finished in clean, neutral decor with wood effect flooring, white wall tiles, a shower over bath, basin, WC, and radiator.

Externally, the home benefits from a private rear yard, ideal for outdoor dining or gardening, as well as convenient on-street parking. Sandyford’s vibrant local shops, restaurants, and excellent transport links, including nearby bus and Metro routes, are all within easy reach. This is a stylish and well located home that offers both comfort and convenience, perfect for first-time buyers or investors.

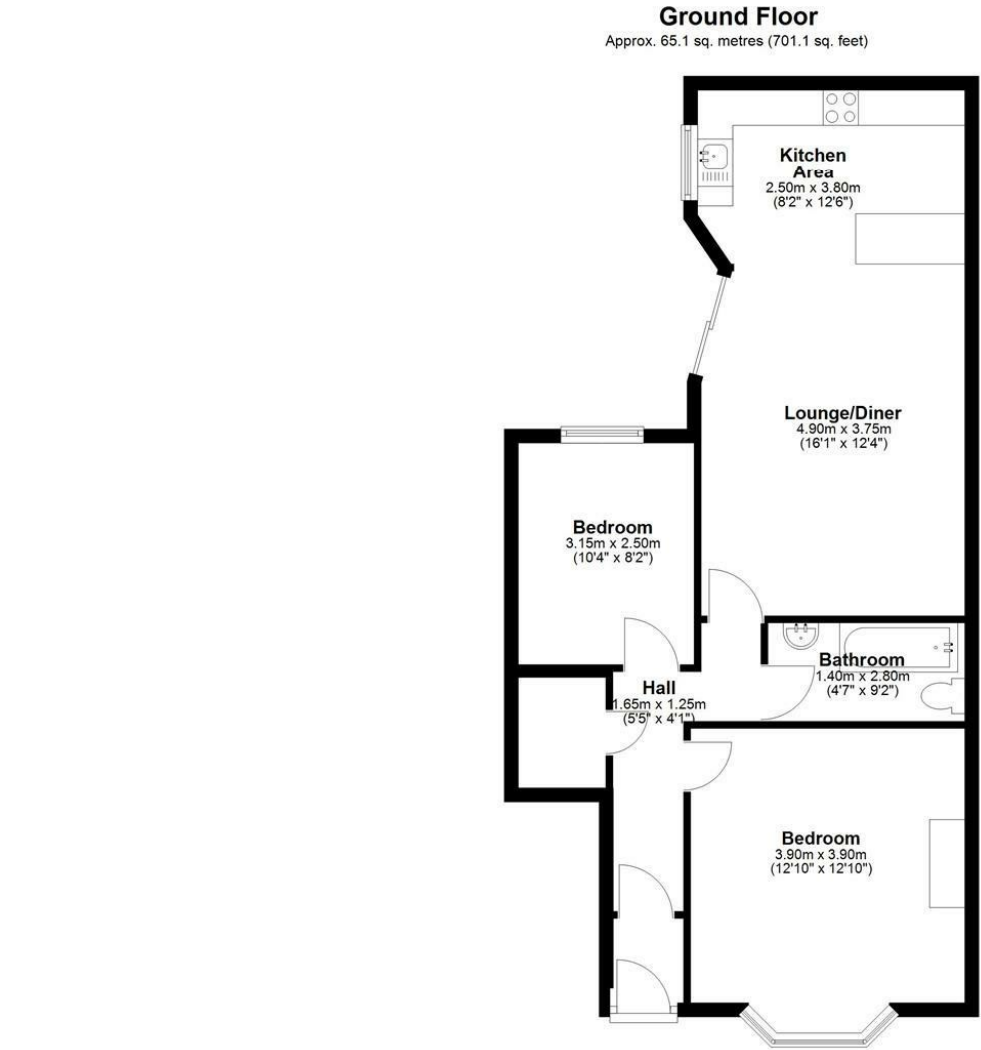
Lounge/Diner 16'0" x 12'3" (4.90 x 3.75)

Kitchen Area 8'2" x 12'5" (2.50 x 3.80)

Bedroom 1 12'9" x 12'9" (3.90 x 3.90)

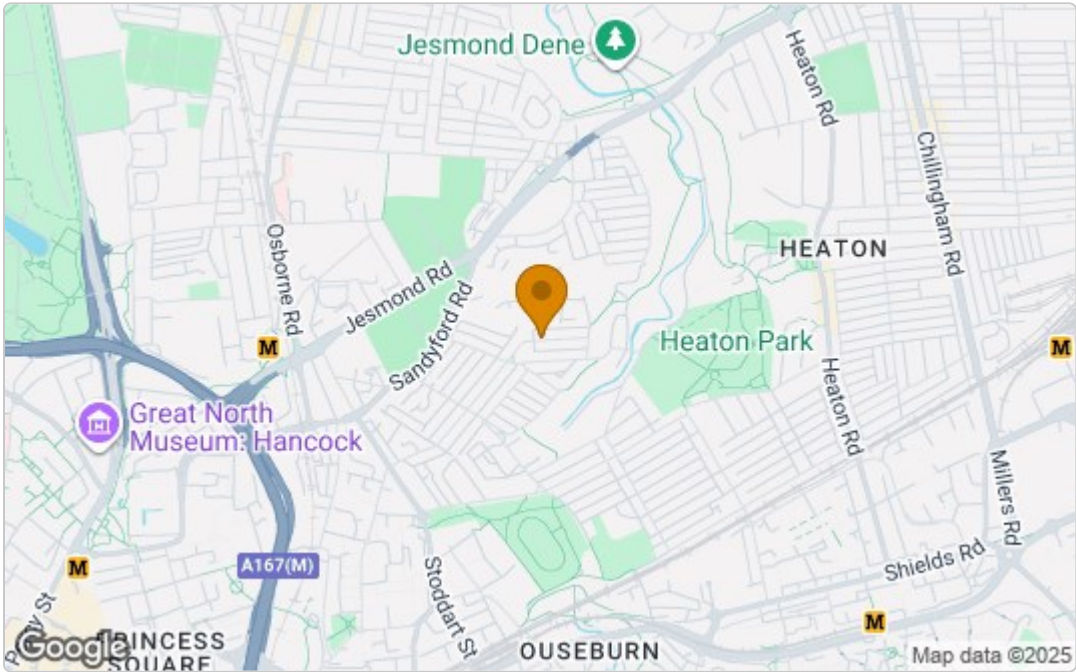
Bedroom 2 10'4" x 8'2" (3.15 x 2.50)

Bathroom 4'7" x 9'2" (1.40 x 2.80)



Total area: approx. 65.1 sq. metres (701.1 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

