

## 93 Heaton Road, Newcastle Upon Tyne, NE6 5HJ

### Offers Over £180,000

Hive Estates is delighted to present this beautifully finished two-bedroom upper flat in a prime Heaton location, just a short stroll from Heaton Park, Jesmond Dene, and a wide range of shops, cafés, and restaurants. Perfectly positioned for a blend of city convenience and green-space living, this home combines modern style with character and comfort.

The interior is bright and welcoming, with a cozy open-plan lounge and dining area flooded with natural light from large east-facing windows, creating a warm and inviting atmosphere. The modern kitchen continues the light, airy feel with a minimalist design, built-in oven, integrated fridge/freezer, and gas hobs, complemented by another generous window that fills the space with sunshine throughout the day.

A striking original stained glass window in the hallway adds character and charm to the property. The main bedroom is spacious with built-in shelving for clever storage. The second bedroom, currently used as a home office, also benefits from ample natural light and offers flexibility as either a bedroom or workspace, with plenty of storage.

The bathroom has been thoughtfully upgraded, showcasing a large walk-in shower with a double shower head, mosaic and brick tiling, a sleek black towel radiator, and a hand-printed ceramic sink bowl, perfectly blending contemporary design with high-quality finishes.

Externally, the rear of the property features a paved outdoor area, providing a low-maintenance space ideal for summer barbecues, relaxing with friends and private driveway to the front of the property.

With its unbeatable location in Heaton, proximity to parks, green spaces, and local amenities, plus its stylish, light-filled interior, this flat offers a superb opportunity for comfortable, modern city living with a touch of character.

**Lounge Area 12'11" x 11'9" (3.94 x 3.60)**

**Dining Area 7'2" x 9'5" (2.20 x 2.88)**

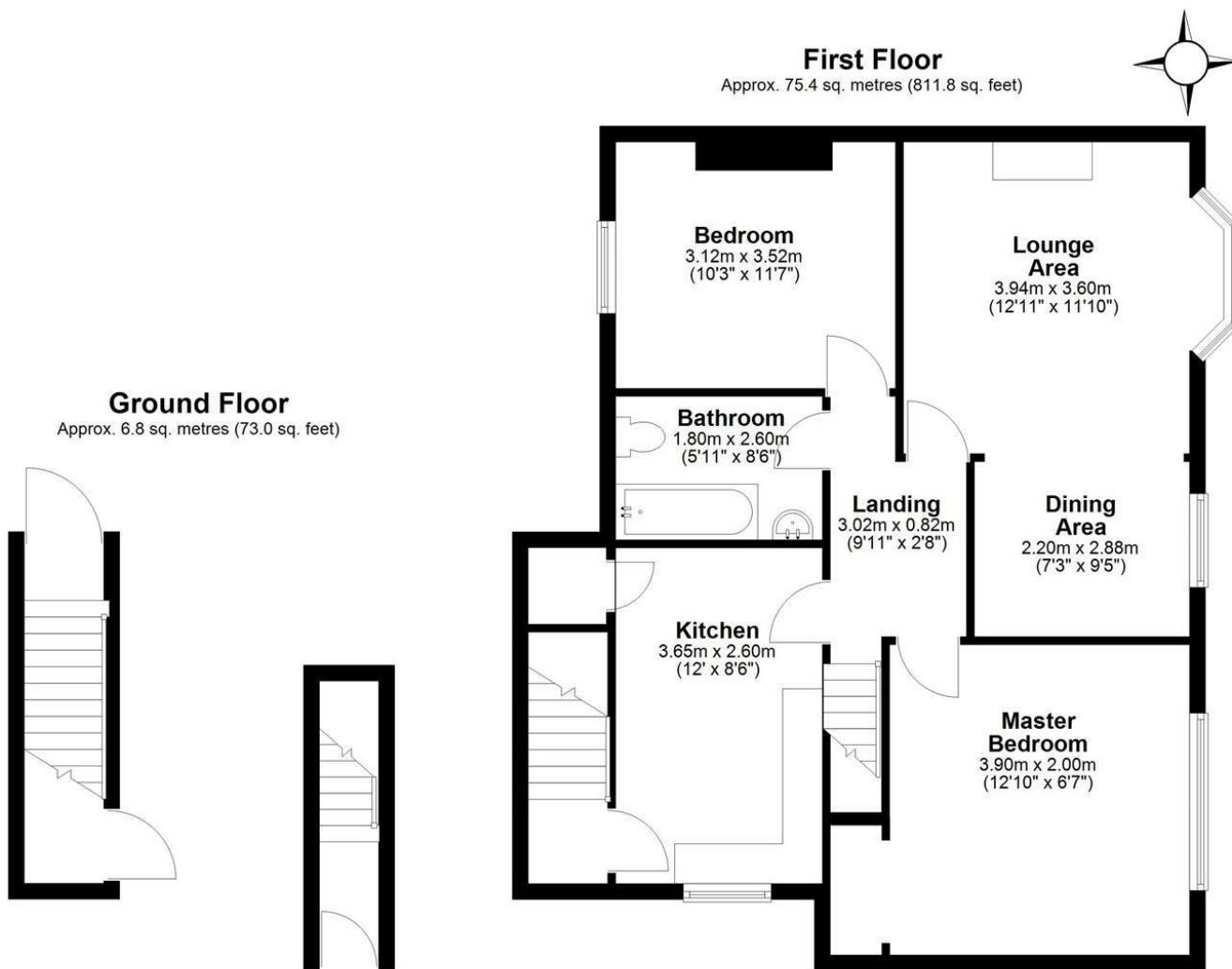
**Kitchen 11'11" x 8'6" (3.65 x 2.60)**

**Master Bedroom 12'9" x 6'6" (3.90 x 2.00)**

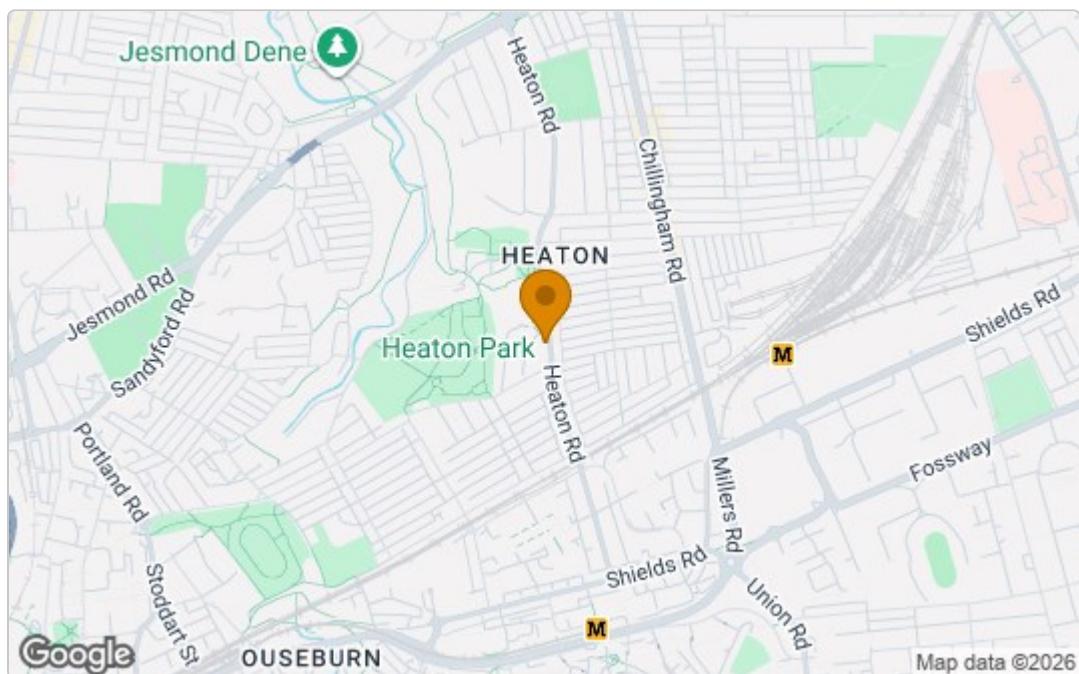
**Bedroom 2 10'2" x 11'6" (3.12 x 3.52)**

**Bathroom 5'10" x 8'6" (1.80 x 2.60)**

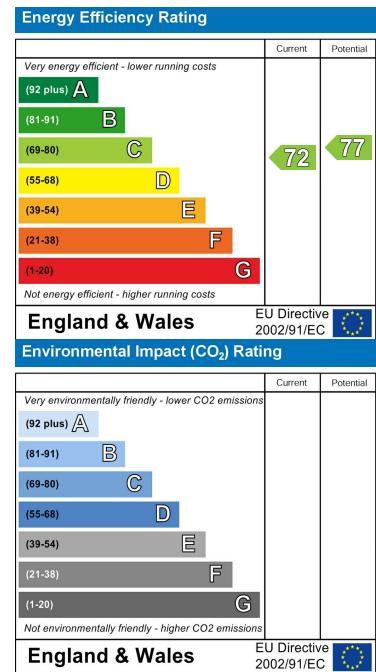
# Floor Plan



## Area Map



## Energy Efficiency Graph



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