



# HIVE ESTATES



## 34a Chester Street, Newcastle upon Tyne, NE2 1AT

**Offers Over £140,000**

Hive Estates welcomes to the market this spacious two bedroom flat, ideally situated in the sought after area of Sandyford. This ground floor flat in an end of terrace position, creates a unique yet spacious configuration. Benefitting from an expansive lounge dining kitchen, utility room, bathroom and two sizeable bedrooms, the property is complete with a private and secure rear yard.

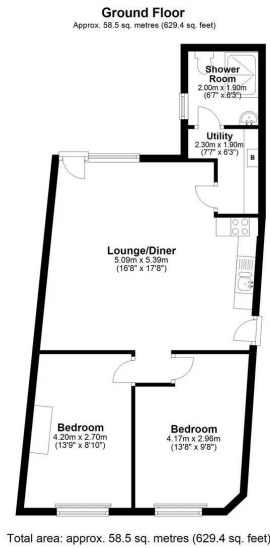
Upon entrance, the naturally light open plan living kitchen diner is highly spacious, with a dual aspect. The lounge area accommodates a multitude of furniture, finished with neutral decor, and access to all rooms and rear yard. Whilst the kitchen offers white high gloss cabinetry, metro tiled splash backs and wood effect worktops, against grey stone effect flooring and for a sleek modern finish. Equipped with eye level oven, hob, extractor hood, dishwasher and under counter fridge and freezer, the space also incorporates a breakfast bar for dining.

To the left sit the two double bedrooms, both amply sized and boast neutral decor. Back through the lounge, the utility houses the boiler and fittings for a washing machine and tumble dryer, whilst providing access to the bathroom. Situated to the rear of the property, the contemporary bathroom features a greyscale colour scheme of white decor against contrasting grey granite effect tiling to the walls and floor. Furnished with shower cubicle, WC and pedestal wash basin, the space is fully fit for purpose.

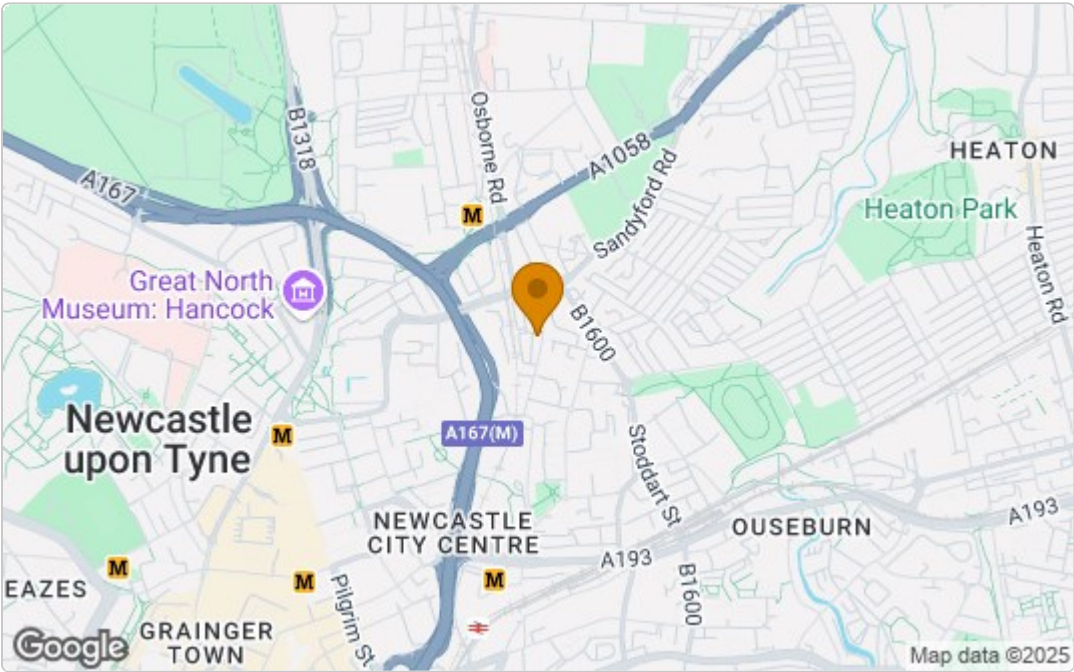
Externally, the private rear yard is a real asset to the property, secured with a walled boundary. Perfectly placed within Sandyford, the home is walking distance to the shops, bars, restaurants, as well as the City Centre and thriving Ouseburn. Currently tenanted til July 2025, this is a real investment opportunity, with a 7% yield.



Floor Plan



Area Map



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Energy Efficiency Graph

