



209 Tosson Terrace, Newcastle Upon Tyne, NE6 5EA

Offers Over £170,000

Hive Estates is delighted to present this two bedroom ground floor flat situated on the ever-popular Tosson Terrace in the heart of Heaton. Beautifully updated throughout, this stylish home combines contemporary design with original charm. Neutral décor and high quality wood effect laminate flooring create a bright, welcoming ambiance from the moment you enter.

Upon entry, a welcoming hallway provides direct access to the main rooms of this charming home, combining space, character, and thoughtful design throughout.

At the front of the property sits the principal room—a bright and spacious area featuring a large bay window, elegant feature fireplace, and plush cream carpets, creating a warm and inviting atmosphere.

Opposite, the second double bedroom is equally generous in size, also fitted with cream carpets and benefiting from a large window overlooking the private rear yard, offering both comfort and privacy.

The family bathroom is well-appointed with a walk-in shower, WC, and wash basin. Finished with crisp white wall tiles and contrasting grey floor tiles, it delivers a modern and functional space for everyday use.

Further into the home, the living room offers a beautifully styled space with cool, neutral tones, another feature fireplace, and wood flooring, blending traditional character with modern style.

At the rear, the kitchen is fitted with on-trend shaker-style units and wood-effect countertops, providing a practical and stylish cooking space. A door leads out to the private rear yard, which has been thoughtfully designed with astro turf for low-maintenance outdoor living. A striking wall mural adds character, while the yard offers total seclusion with secure gate access to the back lane—perfect for relaxing or entertaining.

Externally, the home benefits from on-street parking and sits in one of Heaton's most desirable locations, within easy reach of local shops, cafes, parks, and transport links. This property presents an ideal opportunity for first-time buyers or investors alike.

Lounge 14'4" x 13'8" (4.39 x 4.17)

Kitchen 8'7" x 8'0" (2.62 x 2.45)

Bathroom 5'10" x 8'0" (1.80 x 2.45)

Bedroom 1 15'1" x 13'8" (4.62 x 4.17)

Bedroom 2 10'9" x 6'10" (3.30 x 2.09)

Floor Plan

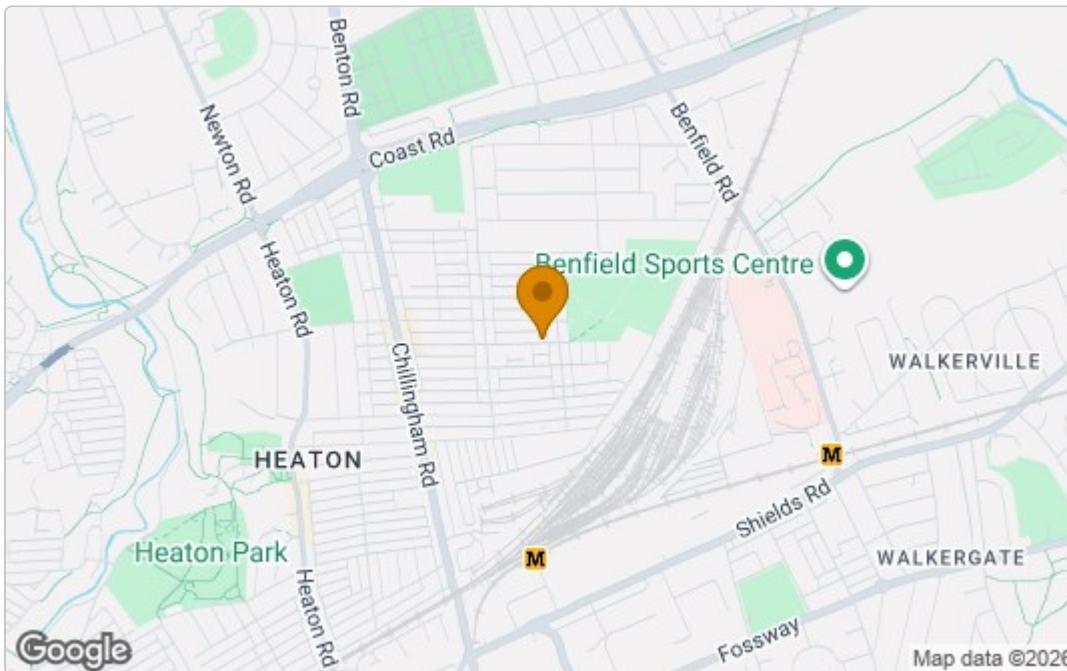
Ground Floor

Approx. 65.6 sq. metres (705.8 sq. feet)



Total area: approx. 65.6 sq. metres (705.8 sq. feet)
209 Tosson Terrace

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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