



## 92 Whitefield Terrace, Newcastle Upon Tyne, NE6 5SR

### Offers Over £170,000

Hive Estates are delighted to present to the market this spacious two bedroom ground-floor Tyneside flat, located on Whitefield Terrace in the ever-popular area of Heaton.

The property features a bright and generously sized living/dining room, finished in neutral décor with hardwood flooring and a large window that allows an abundance of natural light to flood the space. The kitchen is well appointed with wood laminate units, a grey laminate worktop and neutral vinyl flooring. There is space for an integrated slimline dishwasher and for a cooker complimented by further space available for freestanding appliances.

To the front of the property, the master bedroom is a well proportioned double boasting a large bay window, neutral décor, hardwood flooring and an attractive original feature fireplace. The second bedroom is also a good-sized double, finished with neutral décor, soft carpeting and a large window providing plenty of natural light. The bathroom is fitted with modern grey marble-effect cladding and comprises a shower over bath, wash basin, WC and chrome towel radiator, all finished with contemporary chrome fittings.

Externally, the property benefits from a large private rear yard, exclusively for the use of this flat, backing directly onto Iris Brickfield, with ample space to accommodate off street parking.

Ideally situated in the heart of Heaton, the property is within walking distance of Iris Brickfield Park and a wide range of local amenities, transport links and cafés. This attractive home would make an excellent purchase for first-time buyers or investors alike.

**Lounge 14'11" x 12'1" (4.55 x 3.70)**

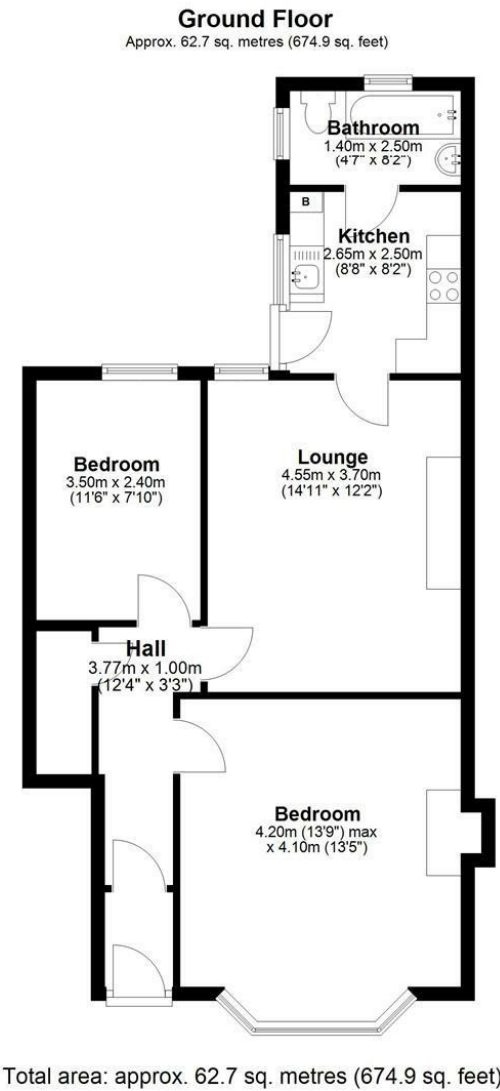
**Kitchen 8'8" x 8'2" (2.65 x 2.50)**

**Bedroom 1 13'9" x 13'5" (4.20 x 4.10)**

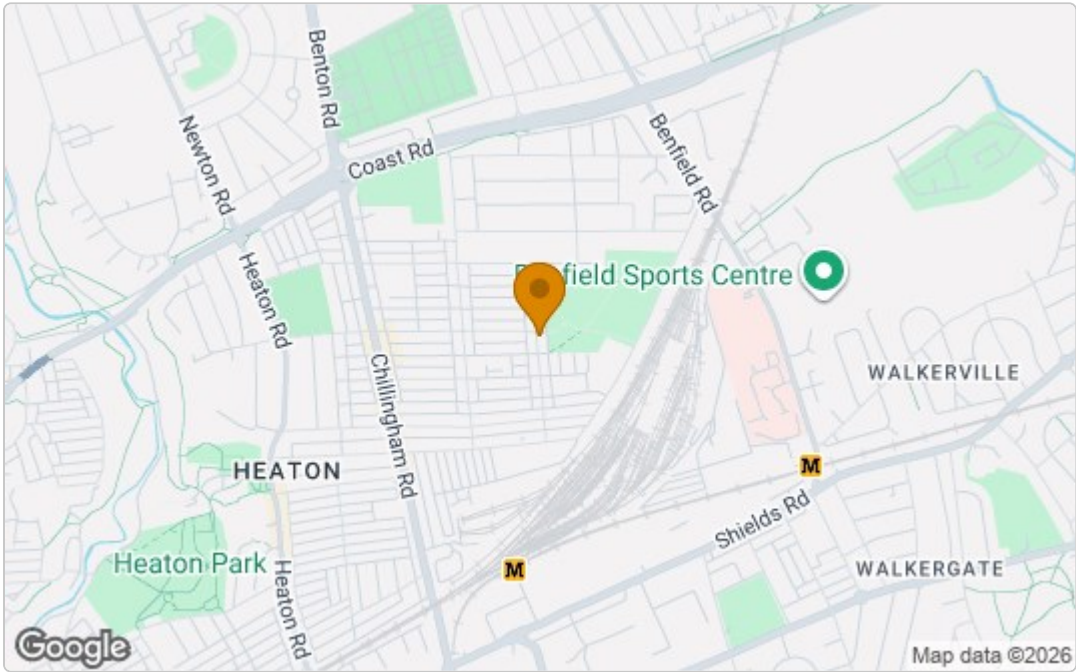
**Bedroom 2 11'5" x 7'10" (3.50 x 2.40)**

**Bathroom 4'7" x 8'2" (1.40 x 2.50)**

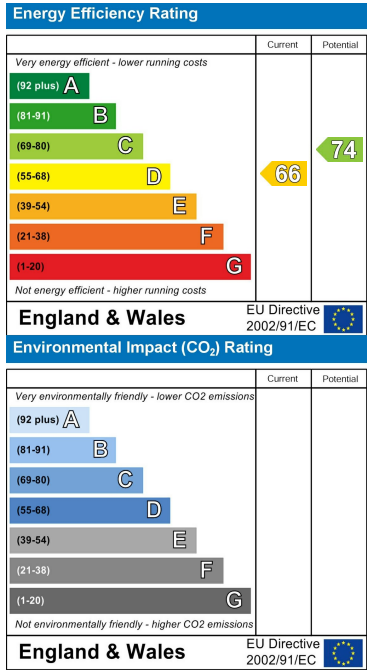
Floor Plan



Area Map



Energy Efficiency Graph



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