



8 Grasmere Avenue, Newcastle Upon Tyne, NE6 2PJ

Offers Over £140,000

Hive Estates are delighted to present to the market this beautifully presented three bedroom end terrace home on Grasmere Avenue, Walker. Perfectly suited to first time buyers and growing families, this is a true move in ready property offering stylish, well maintained accommodation throughout.

Upon entering, you are welcomed by a bright entrance hallway providing access to all ground floor rooms. To the front of the property is the contemporary kitchen, featuring grey tiled flooring, white fitted units, metallic silver splashback, grey worktops, an integrated oven and hob, ample space for freestanding appliances, and a convenient breakfast bar, making it an ideal space for everyday dining. To the rear, the spacious living room is filled with natural light and benefits from a feature electric fire with surround, neutral decor, soft beige carpets, and direct access to the rear garden, creating a comfortable and inviting space for relaxing or entertaining. Completing the ground floor is a stylish cloakroom/WC, finished with floor to ceiling neutral tiling, a vanity wash basin, and WC. The property also benefits from a separate utility area, providing additional space for laundry and storage, along with two generous built-in storage cupboards. A further rear door offers convenient access to the garden, enhancing the practicality of this well-designed family home.

The first floor comprises three well proportioned bedrooms and the family bathroom. The principal bedroom is generously sized with ample space for fitted or freestanding storage, finished in calming neutral tones with cream carpeting and a large window allowing plenty of natural light to flood the room. The second bedroom is another excellent double room, currently arranged as a home office, offering flexibility as a single bedroom, dressing room, nursery, or study. The third bedroom is currently used as a nursery while still comfortably accommodating a double bed, making it ideal as a guest bedroom or children's room. It is finished with neutral decor and light grey carpeting. The family bathroom is finished with modern marble effect wall cladding and comprises a bath with shower over, vanity wash basin with illuminated mirror, WC, and a heated towel rail.

Externally, the property enjoys a well maintained front garden, creating excellent kerb appeal. To the rear is a generous enclosed garden, accessed directly from the living room onto a decked seating area, leading to a lawn and gravelled section. A substantial garden shed provides excellent additional storage, while the overall space is perfect for children, entertaining guests, or keen gardeners. Conveniently located close to Walker Park, Welbeck Academy, local amenities, and excellent transport links, this fantastic home offers an ideal combination of comfort, practicality, and convenience.

Lounge/Diner 14'1" x 13'1" (4.30 x 4.00)

Kitchen 6'10" x 13'1" (2.10 x 4.00)

Bedroom 1 12'5" x 11'6" (3.80 x 3.52)

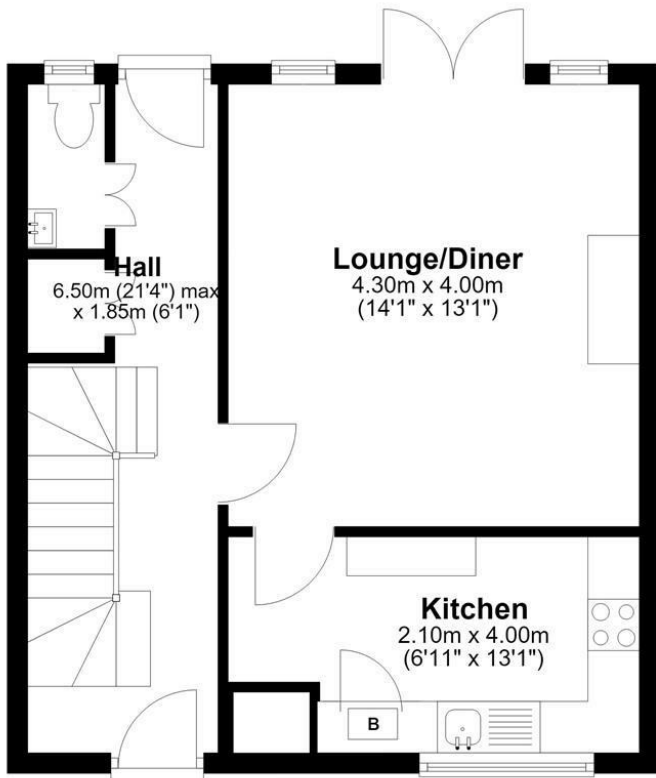
Bedroom 2 8'6" x 12'9" (2.60 x 3.90)

Bedroom 3 8'8" x 8'2" (2.65 x 2.50)

Bathroom 4'7" x 6'4" (1.40 x 1.95)

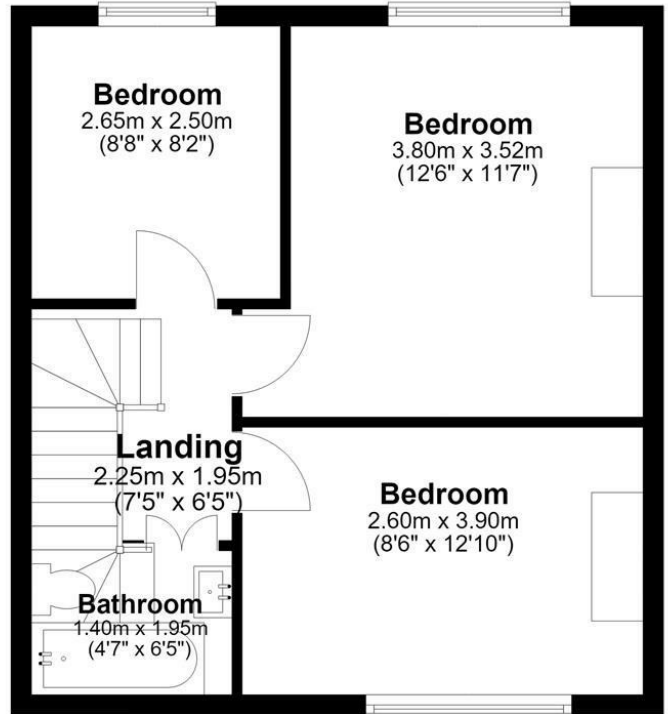
Ground Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



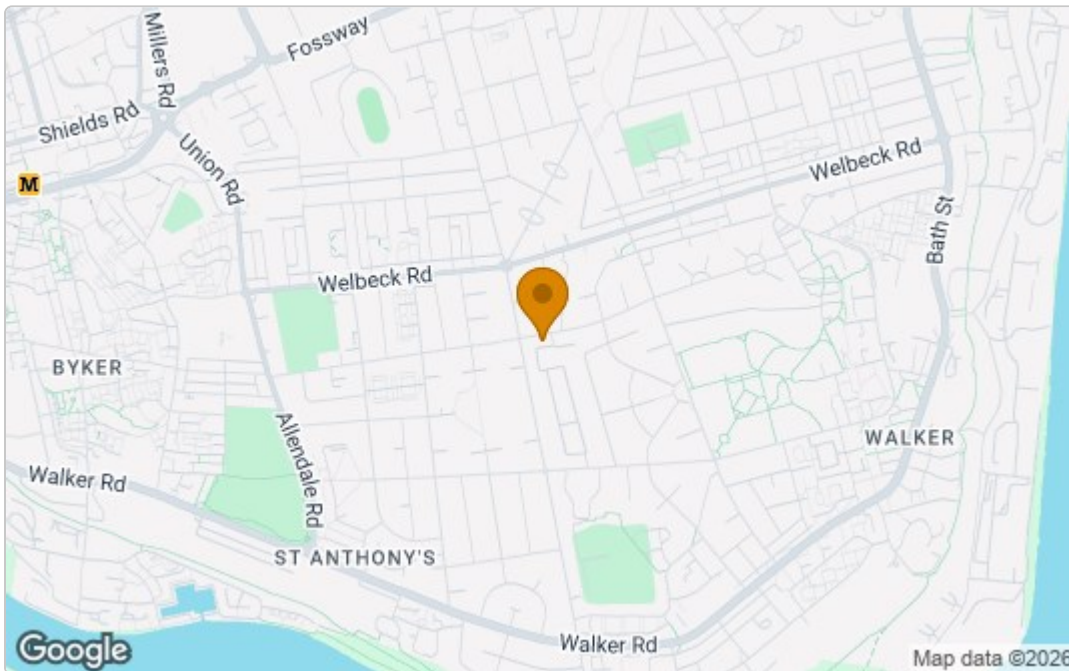
First Floor

Approx. 38.9 sq. metres (418.5 sq. feet)



Total area: approx. 79.9 sq. metres (859.5 sq. feet)

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			77
(55-68) D		61	
(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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