



49 Hodgkin Park Road, Newcastle Upon Tyne, NE15 6RH

Offers Over £140,000

Hive Estates are delighted to present to the market this charming three bedroom home, ideally situated on Hodgkin Park Road in the sought after area of Benwell Grange, just moments from Hodgkin Park.

Upon entering the property, you are welcomed by a bright and spacious hallway, setting the tone for the rest of the home. The open plan living and dining area is a standout feature, boasting large windows that flood the space with natural light. The living area benefits from a fireplace, neutral decor, and wood effect laminate flooring, which continues seamlessly into the dining space. There is ample room for a large family dining table, making it perfect for both everyday living and entertaining.

The kitchen is generously sized and well appointed, featuring stylish two-tone cabinetry with wood effect upper units and contrasting black lower units. Neutral floor tiles and a complementary splashback enhance the space, alongside grey worktops and an integrated oven and hob. There is also additional space for freestanding appliances and direct access to the rear garden.

Upstairs, the master bedroom offers a calm and relaxing atmosphere, complete with muted tones, beige carpeting, large windows, and plenty of space for storage. The second bedroom is equally well proportioned and features a bold accent wall, making it a versatile space, ideal as a home office, dressing room, or guest bedroom. The third bedroom is a smaller room, finished with neutral décor and carpeting, making it ideal as a nursery, study, or additional single bedroom.

The bathroom is impressively spacious and fitted with a separate corner bath and walk in shower cubicle, along with a basin and WC. Stylish sage green wall tiles and panelling are complemented by neutral flooring, creating a modern and inviting finish.

Externally, the property benefits from a generous rear garden, perfect for outdoor dining, gardening, or relaxation. There is also a good sized shed providing additional storage. To the front, there is a small garden, with on-street parking available.

The property is perfectly located for off-road cycle access to Derwenthaugh Riverside Park, Gibside and Chopwell to the south, and Newburn and Wylam to the west. There is plenty of on street parking available at the front and rear of the house, and both sides of the property enjoy pleasant views overlooking Hodgkin Park. Close by to all local amenities, transport links, and reputable schools, including Bridgewater Primary School and St Joseph's Primary School. With an abundance of nearby green spaces, this home is perfectly suited for first time buyers and families alike.

Lounge 12'11" x 11'7" (3.96 x 3.54)

Dining Room 10'11" x 11'7" (3.35 x 3.54)

Kitchen 9'3" x 6'9" (2.84 x 2.06)

Bedroom 1 12'7" x 11'1" (3.84 x 3.38)

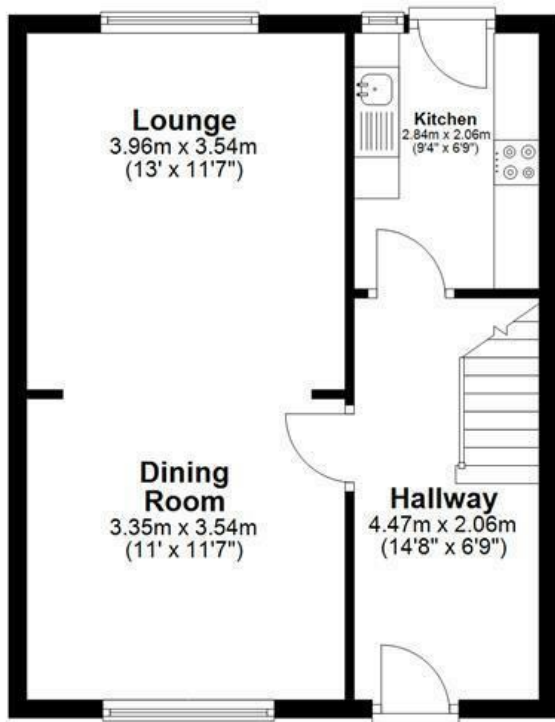
Bedroom 2 12'0" x 11'1" (3.67 x 3.38)

Bedroom 3 9'0" x 7'7" (2.75 x 2.32)

Bathroom 8'8" x 7'7" (2.65 x 2.32)

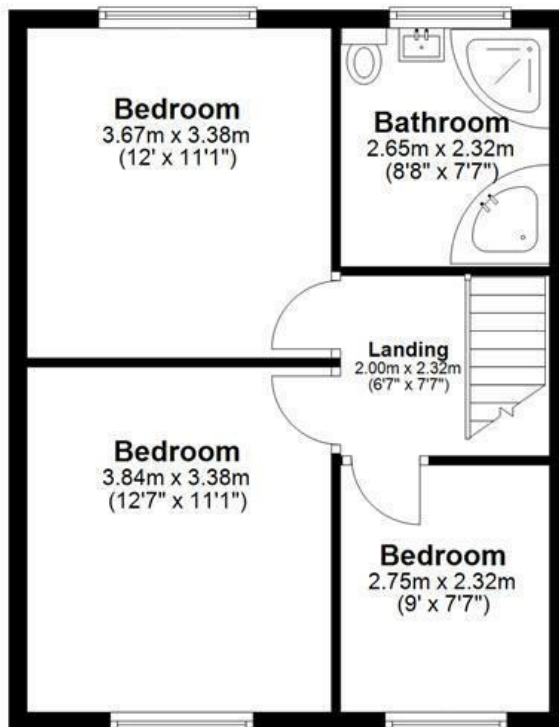
Ground Floor

Approx. 42.2 sq. metres (454.4 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.4 sq. feet)



Total area: approx. 86.4 sq. metres (929.8 sq. feet)

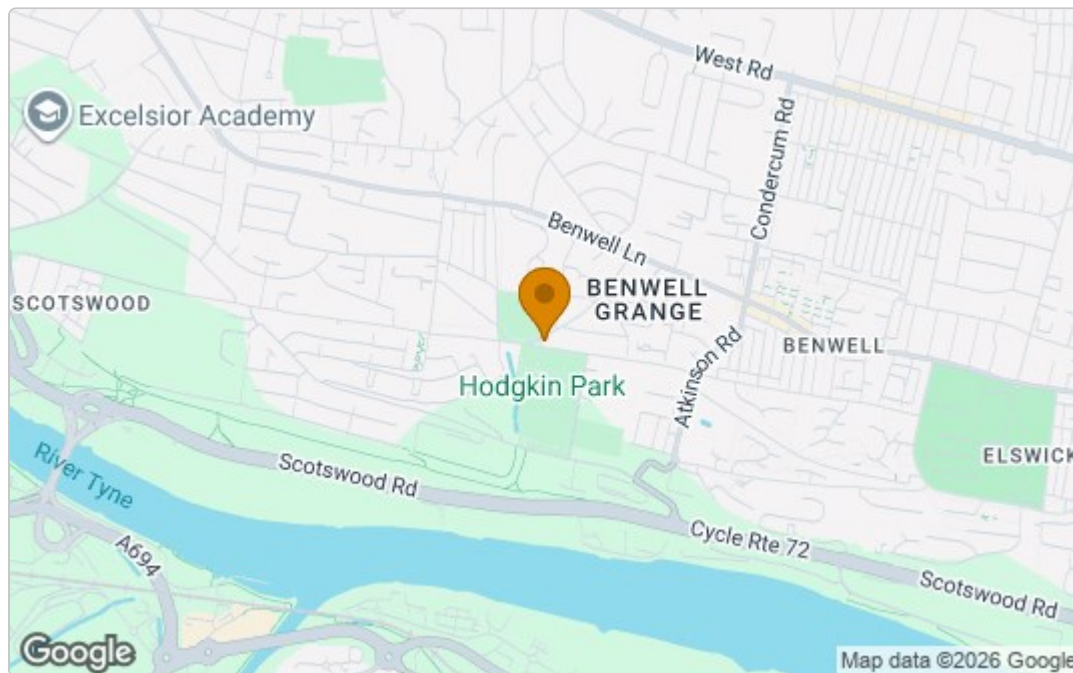
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements of benches, stairways, openings etc are approximate. They should not be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error or mis-statement.

Plan produced using PlanUp.

Area Map

Hodgkin Park Rd, Newcastle Upon Tyne

Energy Efficiency Graph



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.