







79 Goldspink Lane, Newcastle Upon Tyne, NE2 1NQ

Offers Over £170,000

Hive Estates welcomes to the market this well-presented two-bedroom ground floor Tyneside flat, ideally situated in the popular and convenient area of Sandyford. Offering well-proportioned accommodation, a private yard and no onward chain, the property would make an excellent purchase for first-time buyers, couples or investors alike.

The property opens into a welcoming living space, with a generous lounge area providing plenty of room for both relaxing and entertaining. The room benefits from good natural light, with the neutral décor creating a comfortable and homely feel throughout. There is also space for a dining area, making this a practical room for everyday living.

The kitchen is well equipped with a good range of fitted wall and base units, complemented by contrasting work surfaces and tiled splashbacks. There is a range of space for freestanding appliances, as well as plenty cupboards for storage and useful worktop space. A window provides natural light to this practical kitchen area.

There are two well-proportioned bedrooms, both offering versatile accommodation and space. The principal bedroom benefits from a beautiful bay window, while the second bedroom would work equally well as a guest room, home office or additional bedroom.

The bathroom has been fitted within the last three years and is presented in excellent condition, featuring a bath with overhead shower, wash basin and toilet, complemented by tiled walls and a neutral finish.

Externally, the property benefits from a private yard, providing a useful outdoor space for seating, entertaining or simply enjoying some fresh air.

Located in Sandyford, the property is ideally positioned for access to a fantastic range of local amenities, including shops, cafes, bars and restaurants. There are excellent public transport links nearby, while the Coast Road provides convenient access towards the coast and into Newcastle city centre. The property's location makes it particularly appealing to those looking for easy access to both the city and the surrounding coastal areas.

Lounge 15'11" x 14'3" (4.86 x 4.36)

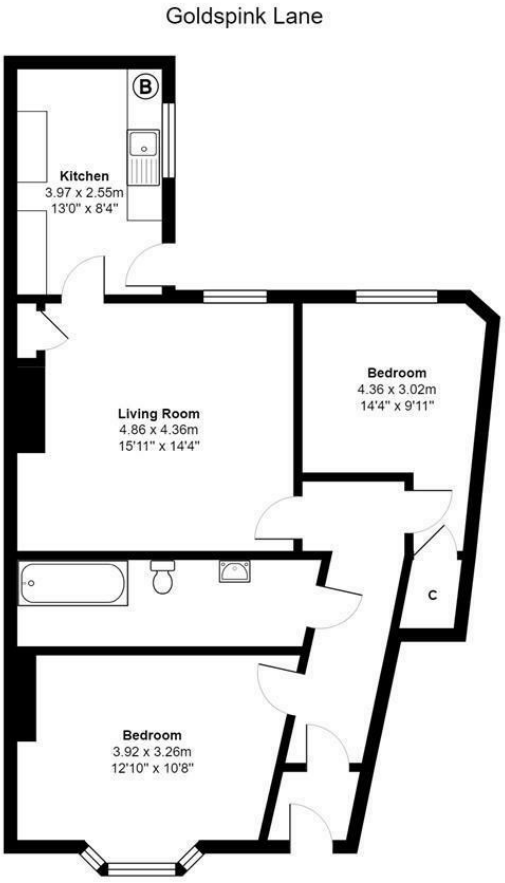
Kitchen 13'0" x 8'4" (3.97 x 2.55)

Bedroom 1 12'10" x 10'8" (3.92 x 3.26)

Bedroom 2 14'3" x 9'10" (4.36 x 3.02)

Bathroom

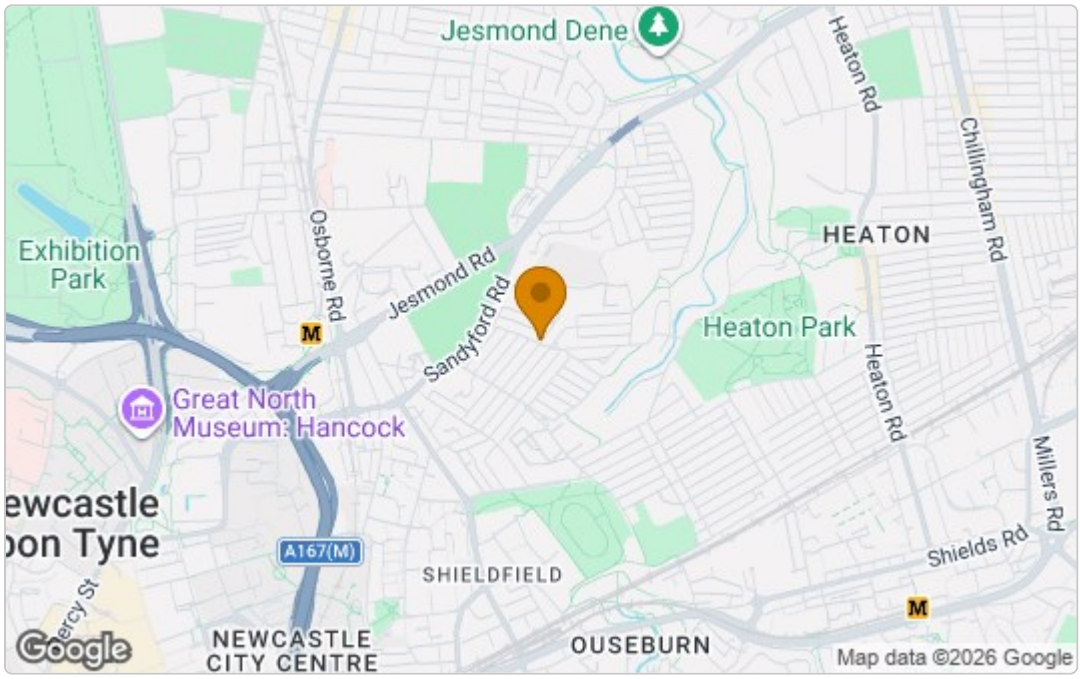
Floor Plan



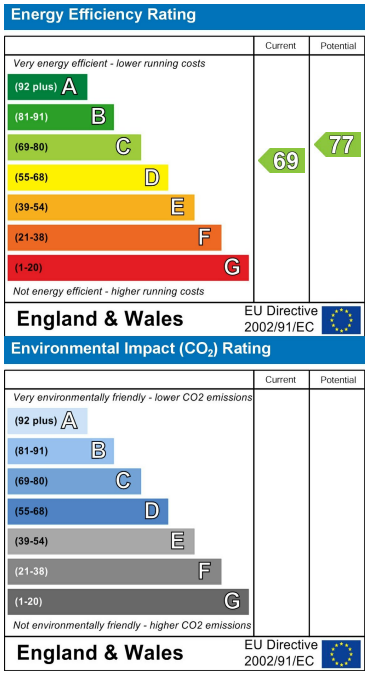
Total Area: 79.9 m² ... 860 ft²

All measurements are approximate and for display purposes only

Area Map



Energy Efficiency Graph



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