



158 West Avenue, Newcastle Upon Tyne, NE5 5JH

Offers Over £200,000

Hive Estates are delighted to welcome to the market this lovely three bedroom townhouse, ideally located on West Avenue in Westerhope. Boasting modern decor throughout, a larger plot with a wraparound garden and a spacious three car driveway this superb turnkey property offers stylish and versatile living for families and professionals alike.

Upon entering the property, you are welcomed into a practical porch area with ample space for shoe and coat storage, leading directly into the bright and spacious living room and dining room. A large front facing window floods the room with light, while the neutral decor and wood effect laminate flooring create a warm and cosy atmosphere.

To the rear of the property is a bright and open plan kitchen diner, perfect for modern family living. The kitchen features white high gloss handleless cabinets, light wood effect laminate worktops, complimentary tiled splashbacks, a large breakfast bar and integrated Zanussi appliances including an oven, hob, and fridge freezer with direct access onto the rear garden, creating a seamless indoor outdoor living space. A convenient downstairs WC completes the ground floor.

The top floor hosts the spacious master bedroom, which has currently been repurposed as an office and second living space. This room is filled with natural light from Velux windows and finished with neutral décor and stylish herringbone flooring. The second and third bedrooms are both generous doubles, offering versatile accommodation suitable for guest rooms, home offices, nurseries, or dressing rooms. Both rooms benefit from large windows, neutral decor, and plush cream carpets. Completing the property is the family bathroom, featuring a dual head rainfall shower over the bath, textured white tiling, a vanity basin unit with useful storage, and a WC.

Externally, the front driveway comfortably accommodates up to three vehicles. To the rear is an impressive wrap around garden with lawn, patio and decking areas, making it ideal for entertaining friends and family or enjoying outdoor living.

This beautifully presented home combines modern styling with practical living space in a highly sought after residential location. The property is ideally situated close to excellent transport links including the A1 and direct routes into Newcastle city centre, as well as local shops and highly regarded schools such as Thomas Bewick School and Westerhope Primary School.

Lounge 13'0" x 11'10" (3.97 x 3.61)

Kitchen 7'5" x 11'10" (2.28 x 3.61)

Bedroom 1 6'6" x 12'1" (2.00 x 3.69)

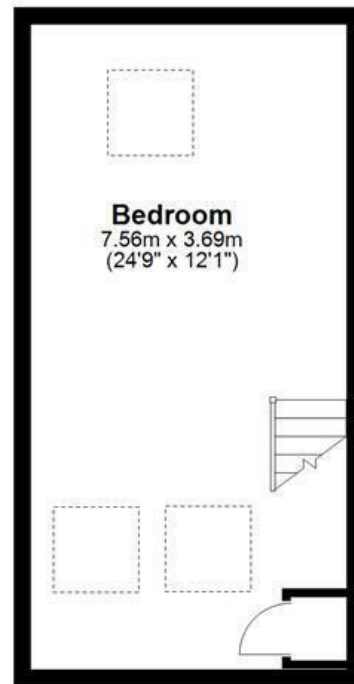
Bedroom 2 8'4" x 12'1" (2.56 x 3.69)

Bedroom 3 24'9" x 12'1" (7.56 x 3.69)

Bathroom 7'1" x 5'6" (2.16 x 1.69)

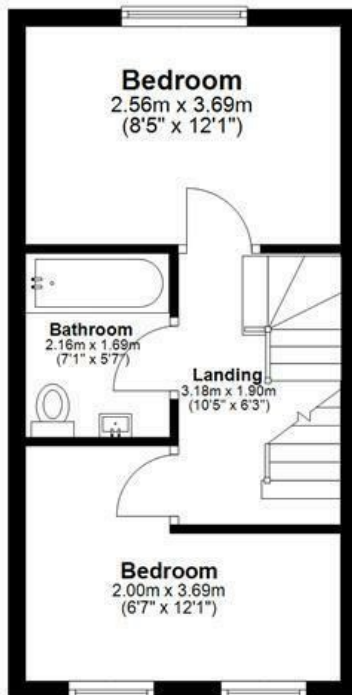
Second Floor

Approx. 27.9 sq. metres (300.3 sq. feet)



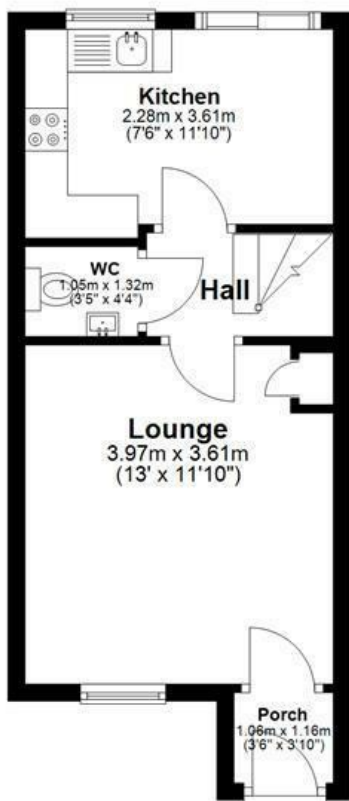
First Floor

Approx. 28.3 sq. metres (304.7 sq. feet)



Ground Floor

Approx. 29.0 sq. metres (312.7 sq. feet)



Total area: approx. 85.3 sq. metres (917.7 sq. feet)

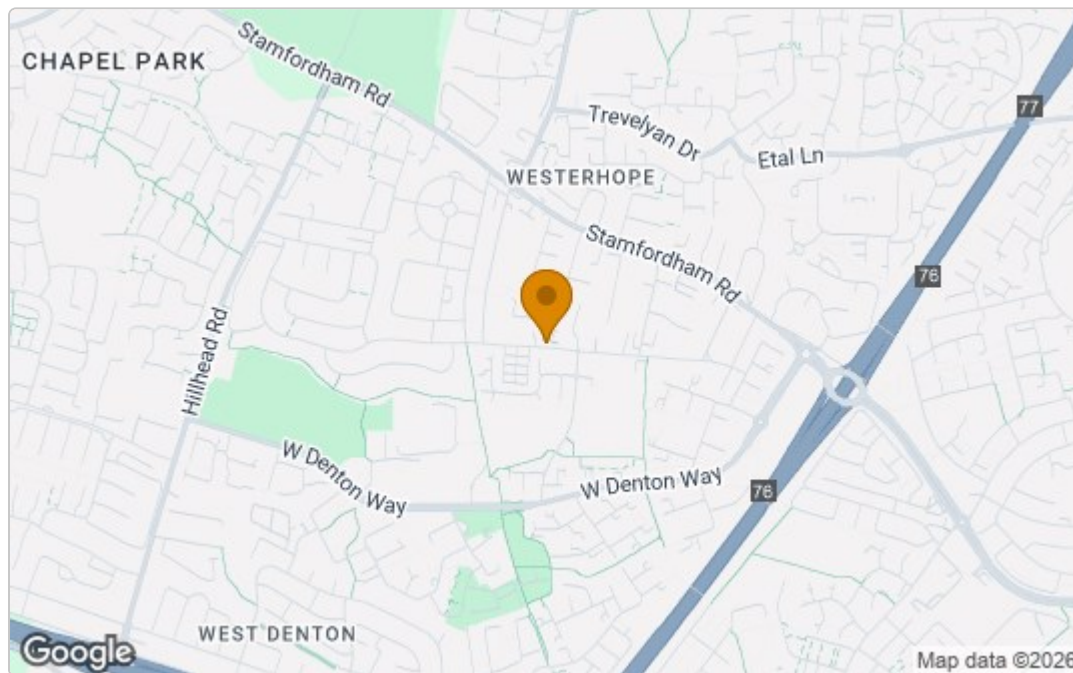
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements of benches, stairways, openings etc are approximate. They should not be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error or mis-statement.

Plan produced using PlanUp.

Area Map

West Ave , Westerhope, Newcastle Upon Tyne

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		
EU Directive 2002/91/EC		
England & Wales		
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		
England & Wales		

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