



16 Guildford Place, Newcastle Upon Tyne, NE6 5HQ

Offers Over £110,000

Hive Estates present to the market this lovely two bedroom ground floor flat, ideally located on Guildford Place in the popular area of Heaton. Bright, spacious and well presented throughout, the property also benefits from access to a communal outdoor garden area.

The generously sized living room features a large window that floods the space with natural light, alongside neutral décor, a bold feature wall and carpeted flooring. There is ample room for both living and dining furniture, making this a comfortable and versatile space.

A modern kitchen offers sleek handleless cream cabinetry, wood effect worktops, white tiled splashbacks and patterned tiled flooring. Integrated appliances include an oven and hob, with additional space for freestanding appliances. A door provides direct access to the communal rear garden.

The spacious master bedroom benefits from another large window, creating a bright and airy feel, with neutral décor and light grey carpeting. The second bedroom is currently arranged as a snug but offers excellent flexibility as a guest bedroom, home office, nursery or dressing room. Completing the accommodation is a contemporary bathroom with grey floor tiles, white tiled walls, a shower over the bath, vanity basin, WC and heated towel rail.

Externally, residents have access to a communal garden area shared with the neighbouring flats. Guildford Place is ideally positioned for access to excellent bus and Metro transport links, while Heaton's wide range of independent shops, cafés, bars and restaurants are all within easy reach.

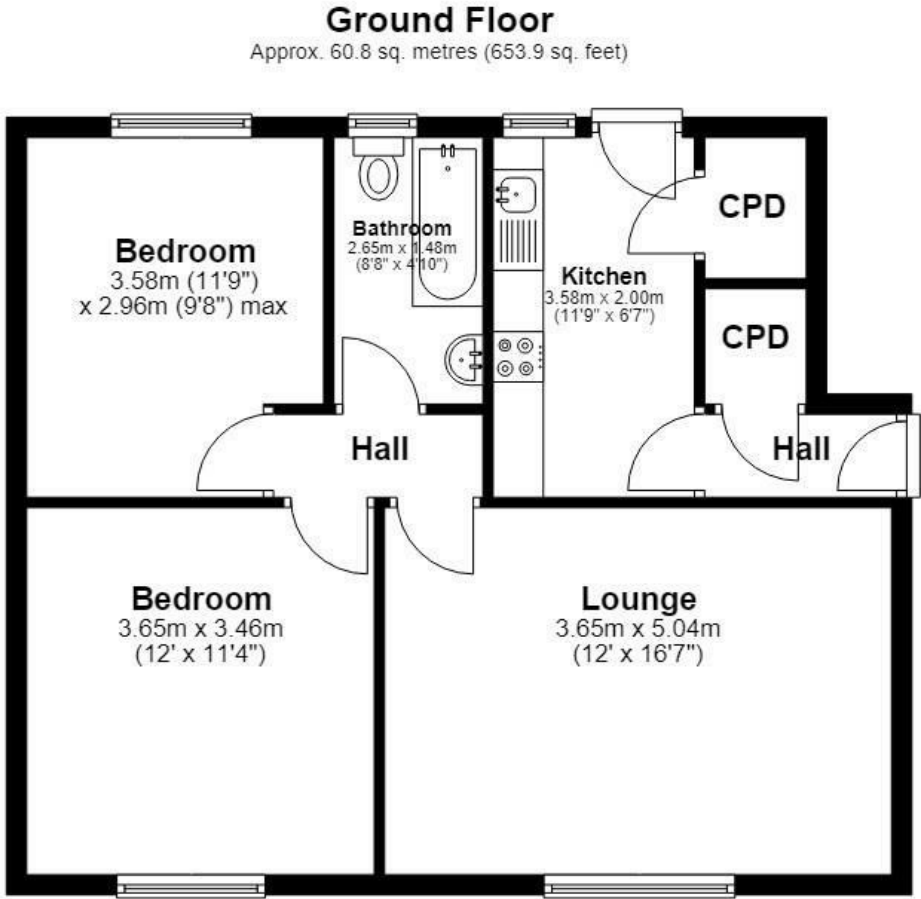
Lounge 11'11" x 16'6" (3.65 x 5.04)

Kitchen 11'8" x 6'6" (3.58 x 2.00)

Bedroom 1 11'11" x 11'4" (3.65 x 3.46)

Bedroom 2 11'8" x 9'8" (3.58 x 2.96)

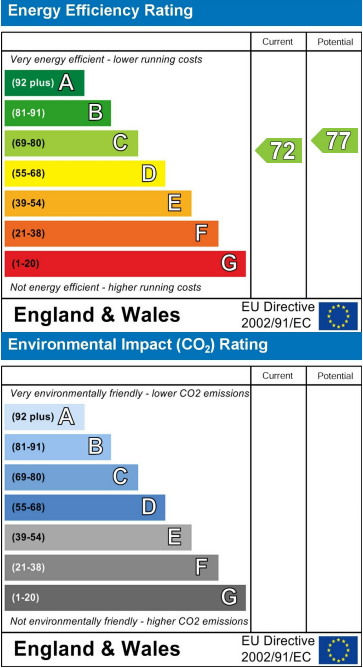
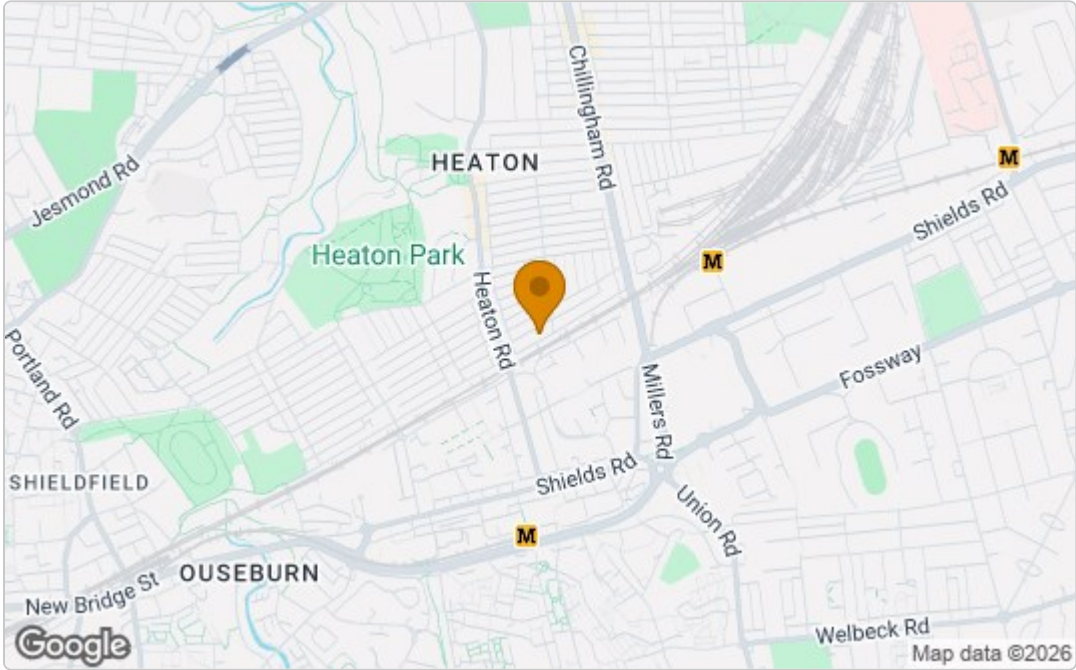
Bathroom 8'8" x 4'10" (2.65 x 1.48)



Total area: approx. 60.8 sq. metres (653.9 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.

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