



## **301 Simonside Terrace, Newcastle Upon Tyne, NE6 5DS**

**Offers Over £170,000**

Hive Estates is delighted to present this recently renovated, ground floor flat situated on the ever-popular Simonside Terrace in the heart of Heaton. Beautifully updated throughout, this stylish home combines contemporary design with original charm. Neutral décor and high quality wood effect laminate flooring create a bright, welcoming ambiance from the moment you enter.

At the heart of the property is a spacious living and dining area, featuring a striking fireplace with tiled surround and a large window that bathes the room in natural light. This versatile space is ideal for both relaxing and entertaining. The sleek, modern kitchen is finished to an exceptional standard, boasting handleless matte black cabinetry, complementary dark wood effect worktops, and a full range of integrated appliances including an oven, hob, microwave, fridge freezer, dishwasher, and washing machine perfect for modern living.

The generous master bedroom features a stunning bay window that floods the room with light, enhancing the already impressive sense of space. A built in storage cupboard provides excellent functionality and could be used as a compact walk in wardrobe. The second bedroom is also a great size, offering flexibility as a guest room, home office, or creative space again benefiting from large windows and plenty of natural light.

The stylish bathroom showcases luxury finishes, with grey marble effect floor and shower tiles, contrasting beautifully with classic white metro tiles. A walk in rainfall shower, contemporary basin, WC, towel radiator, and black fittings complete this elegant space.

To the rear, the private yard offers a peaceful outdoor retreat, featuring two brick built outhouses for additional storage or creative use a superb bonus for city living.

Located in a vibrant and well-connected area, this home is just a short walk from Heaton's array of independent shops, bars, cafés, and restaurants. Excellent transport links via bus and metro make commuting into the city or further afield quick and easy. A perfect blend of style, space, and location this is a home not to be missed.

**Lounge/Diner 14'5" x 12'7" (4.40 x 3.85)**

**Kitchen 11'3" x 7'10" (3.45 x 2.40)**

**Bedroom 1 9'10" x 13'5" (3.00 x 4.10)**

**Bedroom 2 10'2" x 7'8" (3.10 x 2.35)**

**Shower Room 4'3" x 10'7" (1.31 x 3.24)**

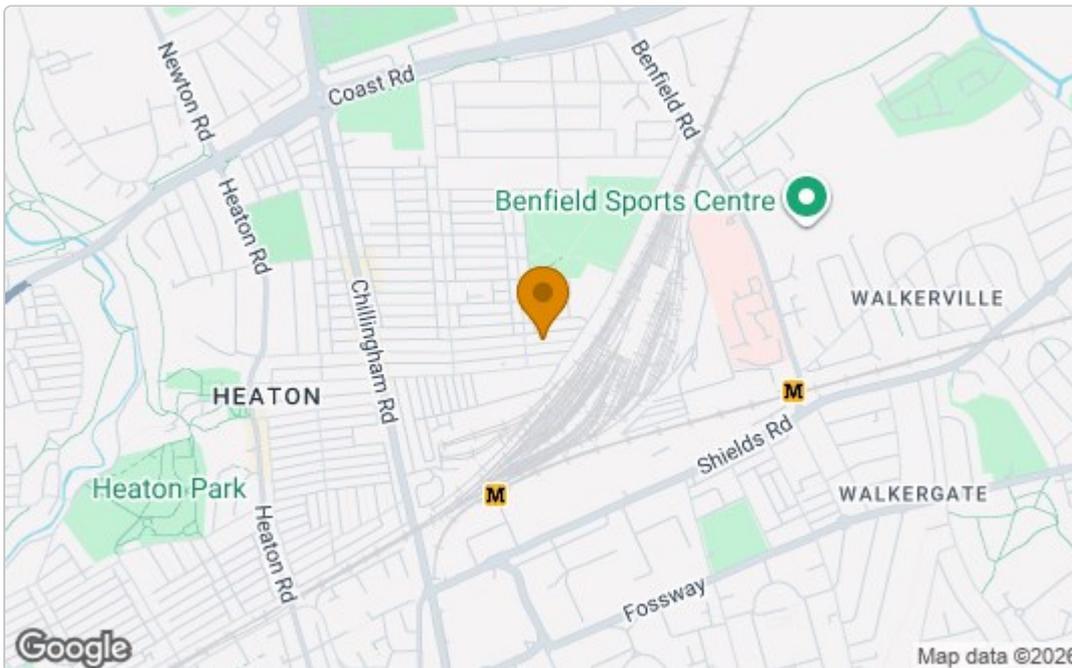
### Ground Floor

Approx. 63.1 sq. metres (679.4 sq. feet)

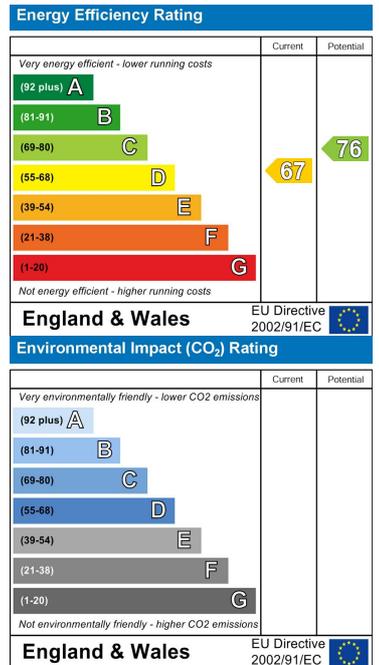


Total area: approx. 63.1 sq. metres (679.4 sq. feet)

### Area Map



### Energy Efficiency Graph



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