



**76 Biddlestone Road, Newcastle Upon Tyne, NE6 5SN**

**Offers Over £170,000**

Hive Estates presents this trendy and spacious two-bedroom ground floor Tyneside flat, offering bright and modern living with generous outdoor space. This charming property features large, well proportioned rooms throughout, a stylish contemporary finish, and a fantastic location in the heart of Heaton.

The living room is a bright and inviting space, with large windows allowing plenty of natural light, modern neutral decor, wood effect laminate flooring, and built-in storage cupboards.

The stylish kitchen is both practical and contemporary, finished with patterned tiled flooring, high-gloss two-tone cabinetry with rose gold handles, wood-effect worktops, a Belfast sink, and integrated oven and hob. From here, doors open to a private rear yard — ideal for dining or relaxing outdoors.

The master bedroom boasts a large bay window, soft beige carpet, and original coving, creating a light and characterful space. The second bedroom is equally bright and versatile, perfect as a guest room or home office.

The bathroom is finished to a high standard with floor to ceiling patterned tiles, a feature metro tiled walk-in shower with a recessed shelf, a vanity unit with storage, a towel radiator, and a WC.

To the rear, the property benefits from a spacious private yard with a decked seating area, astro turf, and a sectioned-off storage shed — an ideal space for entertaining family and friends.

Located in a sought after area of Heaton, just a short walk from local shops, restaurants, bars, and excellent transport links including buses and the Metro. This flat combines period charm with modern style and practicality, making it an excellent choice for first-time buyers, professionals, or investors alike.

**Living Room 17'4" x 14'10" (5.29 x 4.54)**

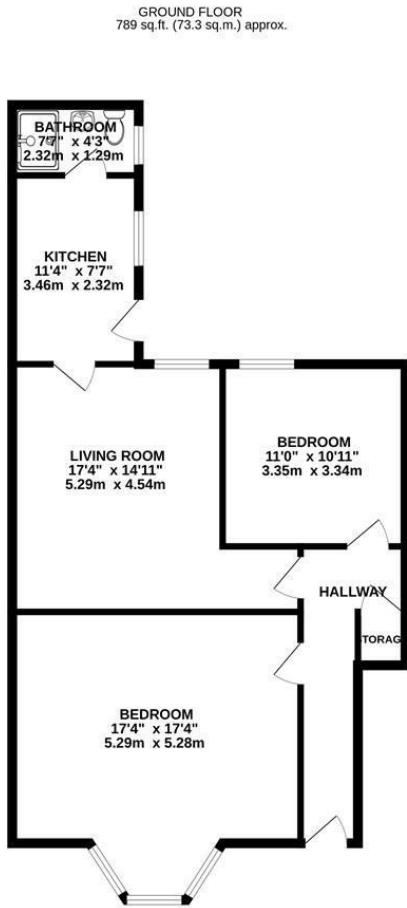
**Kitchen 11'4" x 7'7" (3.46 x 2.32)**

**Bedroom 1 17'4" x 17'3" (5.29 x 5.28)**

**Bedroom 2 10'11" x 10'11" (3.35 x 3.34)**

**Bathroom 7'7" x 4'2" (2.32 x 1.29)**

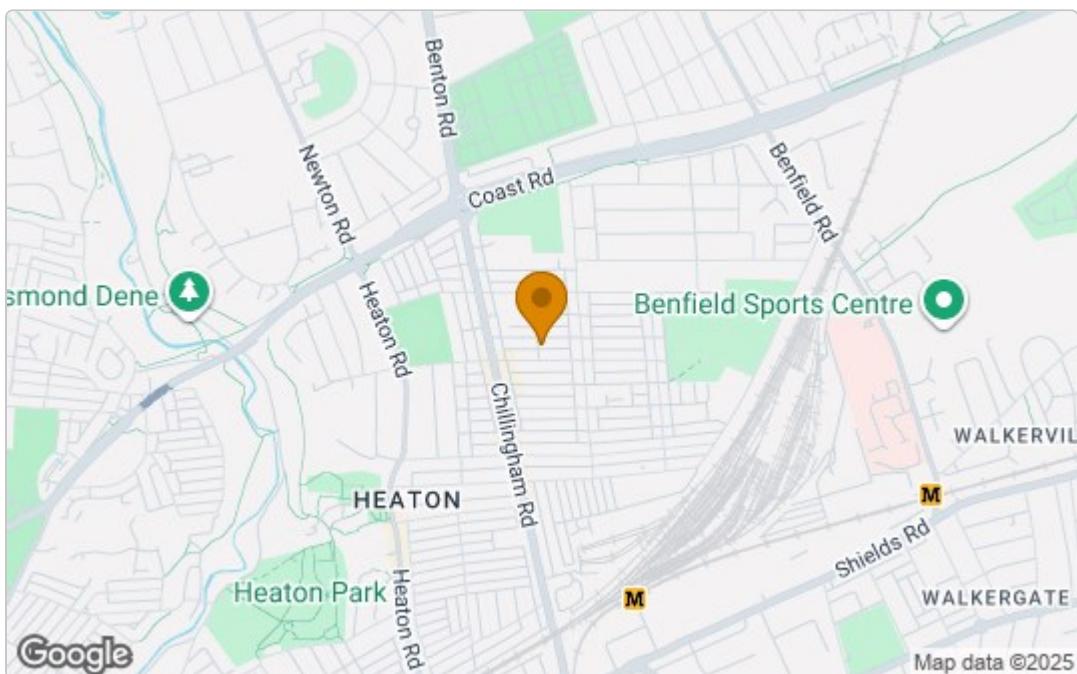
## Floor Plan



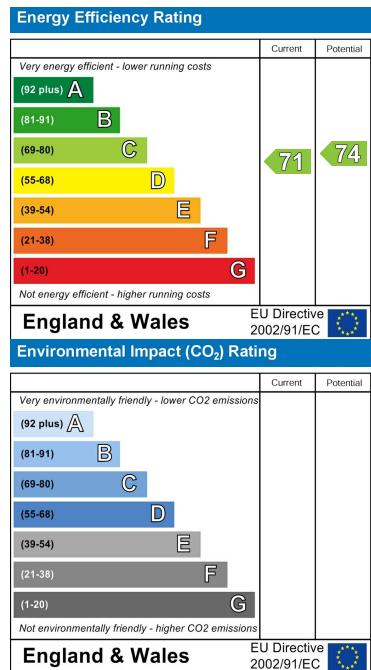
### GROUND FLOOR FLAT

TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The heating, security and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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