







60 Addycombe Terrace, Newcastle Upon Tyne, NE6 5DQ

Offers Over £170,000

Hive Estates are delighted to present to the market this two bedroom upper Tyneside flat, ideally located on the highly sought after Addycombe Terrace in the heart of Heaton. Offering bright, spacious accommodation throughout and the added benefit of a rear yard, this charming home perfectly blends period character with modern living.

The impressive living and dining room forms the true heart of the home. This wide, open plan space is filled with natural light from large windows and enhanced by high ceilings, creating an airy and welcoming atmosphere. Finished in soft grey tones with neutral carpeting, the room offers generous proportions with ample space for a substantial dining table, making it ideal for entertaining family and friends, while still providing a comfortable lounge area to relax and unwind. Built in storage further enhances the practicality of this versatile living space.

The contemporary kitchen is stylishly fitted with sleek white gloss cabinetry complemented by grey laminate worktops and wood effect laminate flooring. A convenient breakfast bar provides additional dining space, while integrated appliances include an oven, hob and overhead extractor fan. A white tiled splashback and large window allow natural light to flood the room, creating a bright and functional cooking space.

The master bedroom is particularly generous and features a striking large bay window that fills the room with light and showcases lovely original features. The decor remains neutral and tasteful, paired with complementary carpeting to create a calm and inviting retreat. The second bedroom mirrors the same well presented finish and offers excellent versatility, whether used as a guest bedroom, dressing room or home office. The bathroom is neutrally tiled from floor to ceiling, creating a clean and modern finish. It is fitted with a shower over the bath, wash basin and WC, offering a practical and well maintained space.

Externally, the property benefits from a private rear yard, ideal for outdoor dining or relaxing in warmer months. There is also access to a garage, which, while requiring some work, presents excellent potential either for storage or redevelopment to create a larger outdoor area or off-street parking.

Situated in a fantastic central Heaton location, the property is within easy reach of an excellent range of local shops, cafés, bars and restaurants, as well as superb transport links including regular bus routes and nearby Metro connections, making it ideal for professionals, first-time buyers or investors alike.

Lounge Area 14'9" x 13'5" (4.50 x 4.10)

Dining Area 10'4" x 7'10" (3.15 x 2.40)

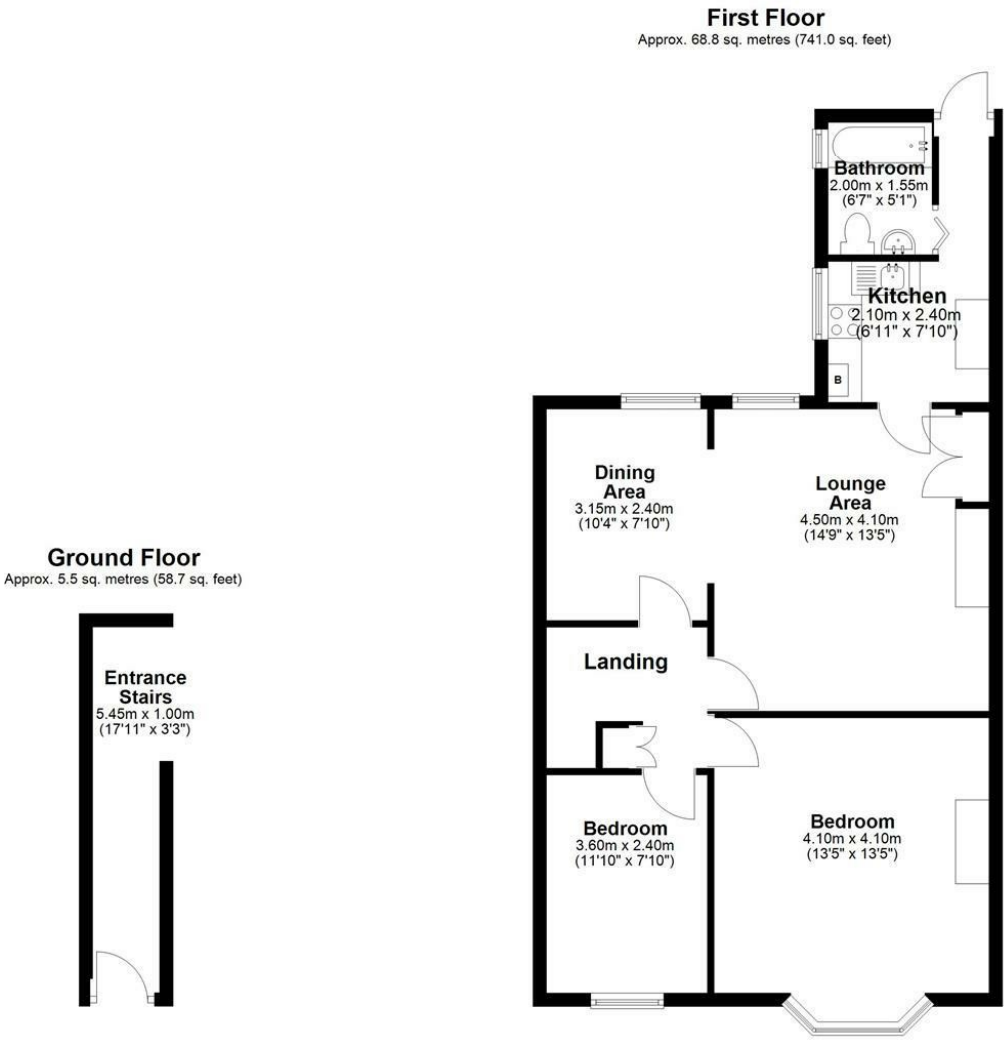
Kitchen 6'10" x 7'10" (2.10 x 2.40)

Bedroom 1 13'5" x 13'5" (4.10 x 4.10)

Bedroom 2 11'9" x 7'10" (3.60 x 2.40)

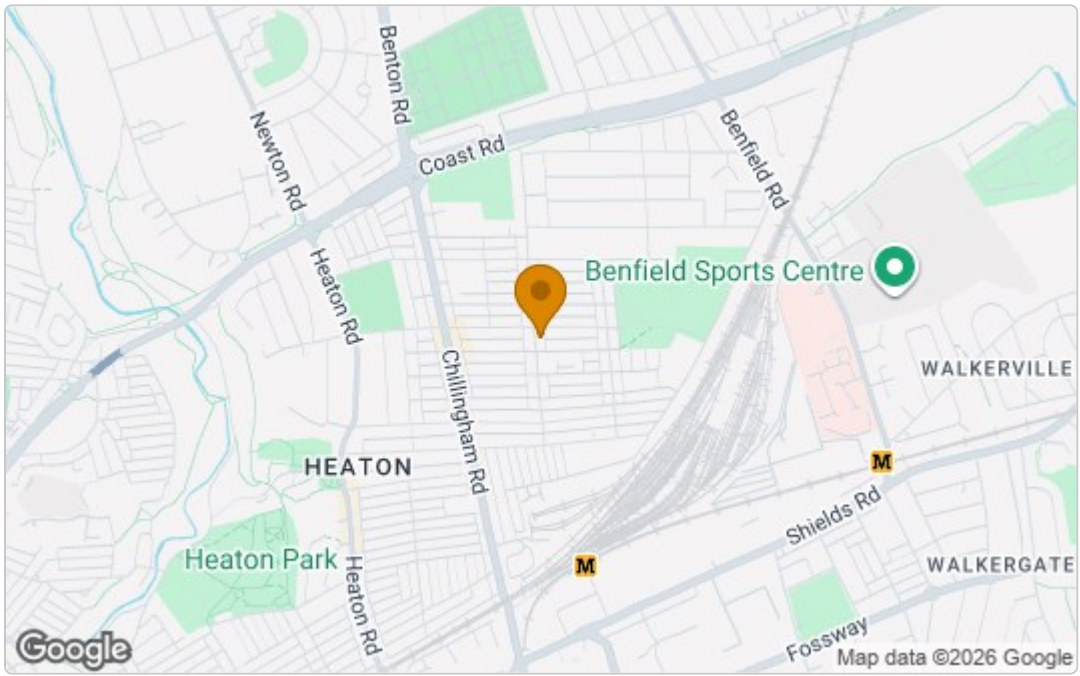
Bathroom 6'6" x 5'1" (2.00 x 1.55)

Floor Plan

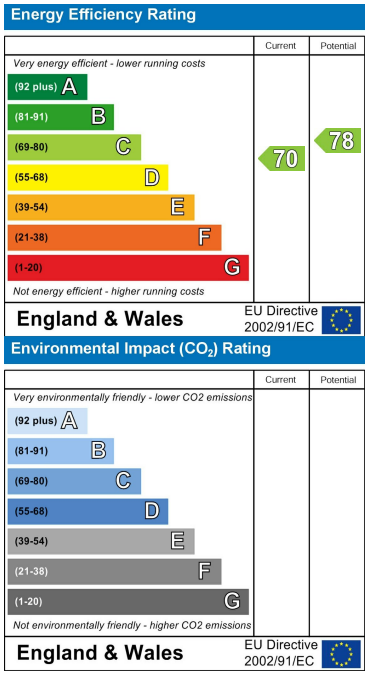


Total area: approx. 74.3 sq. metres (799.6 sq. feet)

Area Map



Energy Efficiency Graph



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