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**10 Chandos Street
Gateshead
NE8 4AB**



2 Bed Ground Floor Flat with Tenant in Situ

Beds : 2

Bath : 1

Parking : On Street



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Disclaimer

These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by SEAL Properties and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission, etc. Should you wish to obtain further information please contact one of our friendly team.

Energy Performance Certificate (EPC) information is available upon request. Please contact the office.

Gallery



Description

An excellent opportunity to acquire a well-presented two-bedroom flat with an established tenant already in occupation, generating Â£650 per calendar month (Â£7,800 per annum). Offered at Â£75,000, this property provides an attractive investment with immediate rental income from completion, making it ideal for both new and experienced buy-to-let investors. The accommodation briefly comprises a spacious lounge, fitted kitchen, two well-proportioned bedrooms and a bathroom. The property benefits from a convenient location with good access to local amenities, public transport links and major road networks, ensuring continued appeal to tenants. The current tenancy is already established, allowing the purchaser to benefit from an income-producing asset from day one without the need to source a new tenant.

Specification

	Tenant in situ Rental income of £650 PCM (£7,800 per annum) Purchase price: £75,000 Approximate gross yield: 10.4% Two-bedroom flat Immediate return on investment Popular rental location Ideal addition to an investment portfolio
	GROUND FLOOR Entrance Hallway A bright and welcoming entrance hallway providing access to the principal bedroom and living room. Master Bedroom Situated to the front of the property, this spacious double bedroom benefits from high ceilings, neutral décor and a double glazed window, creating a bright and airy living space. Living Room A generous reception room finished in neutral tones with grey fitted carpet, a central heating radiator and a double glazed window, offering a comfortable space for relaxing or entertaining. Kitchen A well-appointed galley-style kitchen fitted with a range of white wall and base units complemented by laminate worktops and a single drainer sink. Integrated appliances include an electric oven with four-ring gas hob and extractor hood. Further benefits include spotlight lighting, tiled flooring, a double glazed window and a door providing access to the shared rear yard. Bedroom Two A well-proportioned single bedroom accessed from the living room. The room offers ample space for a bed, wardrobe and additional furniture and is finished with neutral décor, grey fitted carpet, a central heating radiator and a double glazed window. Family Bathroom Fitted with a white three-piece suite comprising a panelled bath with overhead shower, wash hand basin and low-level WC. The bathroom also benefits from tiled splashbacks, a central heating radiator, vinyl flooring and a double glazed window to the rear elevation.
	OUTSIDE Front The property benefits from on-street parking to the front. Rear To the rear is a clean and well-maintained shared yard providing external access and outdoor space.
	Disclaimer Please note that the photographs used within this listing were taken prior to the commencement of the current tenancy. The tenant has since made changes to the decoration and presentation of the property. The images are provided for illustrative purposes only and prospective purchasers should not rely upon them as an exact representation of the property's current appearance.