





- **First Floor Flat**
- **Two Bedrooms**
- **Spacious**
- **Local Amenities Neareby**
- **Great Transport Links**
- **Modern Decor**
- **Leasehold**
- **Council Tax Band *A***
- **Viewing Recommended**
- **Call For More Information**



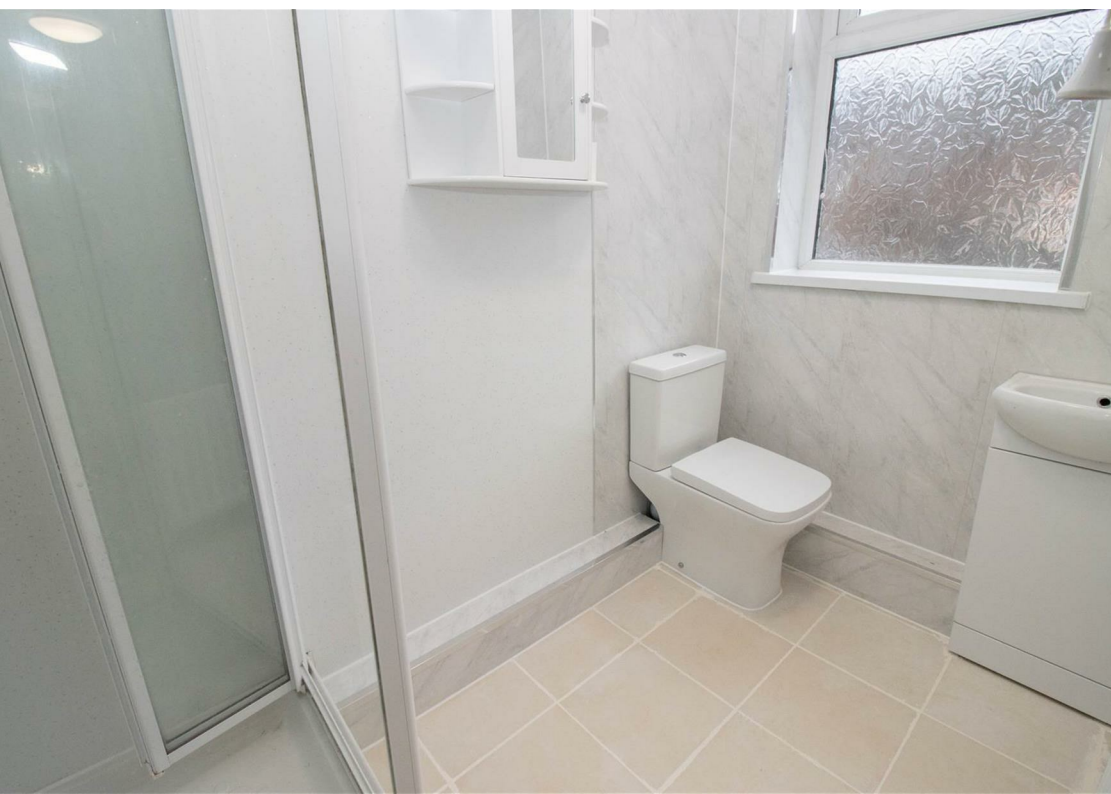


Jan Forster estates welcome to the market this modern, two-bedroom first floor flat, located on Moore Street in Gateshead. This property presents an exceptional investment opportunity, currently generating a rental income of £800 per month. With a rental yield exceeding 10%, it offers strong returns and excellent value for investors.

The location is within a popular residential area, close to local amenities in and around Gateshead town centre and is only a short walk away from Gateshead Stadium Metro station.

Briefly comprising; stairs to the first floor, spacious lounge dining room, two bedrooms; the main with built-in wardrobes, kitchen with wall and floor units providing ample storage and a modern shower room WC with under sink storage. The property further benefits from gas central heating and double glazing. Externally there is on street parking and shared yard to the rear.

We anticipate a high level of interest. For more information and to book a viewing, please, call our sales team on 0191 270 1122.



Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licensed legal representative.

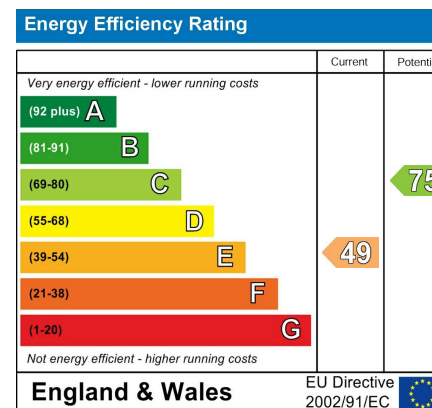
Council Tax band *A*.

The difference between house and home

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