



**40 Fairfield Road, Newcastle Upon Tyne, NE2 3BY**

**Offers Over £195,000**

Hive Estates welcomes to the market this modern two bedroom Tyneside flat. Situated on the ground floor, this home is beautifully decorated throughout. Boasting original features, spacious rooms and a private rear yard. A tenanted investment, it represents an excellent opportunity yielding 6.93%.

Upon entering, the hallway provides direct access to the two double bedrooms and the lounge. To the front is the largest of the bedrooms, with a bay window to allow for natural light, the room holds a ceiling rose and coving detail, with ample space for storage and relaxation. The second bedroom is similar in décor and overlooks the private rear yard. The lounge is central to the property, with an electric fireplace, spacious alcoves and a glass door leading to the private rear yard. Towards the rear is the kitchen, modern and fully fitted with wood effect laminate worktops, and brown wall and base units. The space holds integrated appliances such as an oven, hob and extractor fan. At the back of the property is the bathroom. Simple in design, and equipped with a shower, WC and wash basin.

Situated in a great location, this property offers convenience and accessibility to local amenities and transport links, and with a fantastic rental yield of 6.93% it would make a great opportunity to investors too.

**Kitchen 8'10" x 8'0" (2.70 x 2.45)**

**Lounge/Diner 14'9" x 13'1" (4.50 x 4.00)**

**Bedroom 1 13'5" x 14'7" (4.10 x 4.45)**

**Bedroom 2 10'2" x 8'6" (3.10 x 2.60)**

**Shower Room 4'3" x 8'0" (1.30 x 2.45)**

**Ground Floor**

Approx. 65.6 sq. metres (706.0 sq. feet)

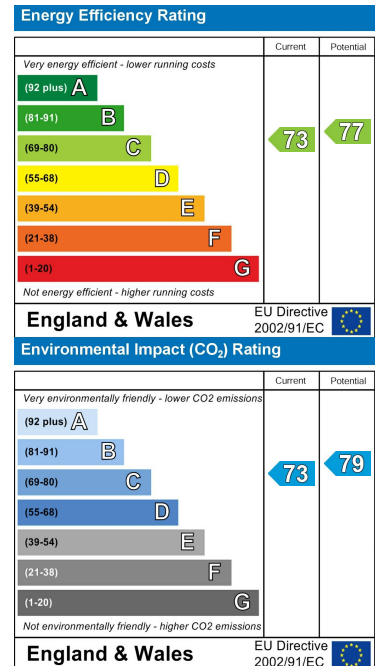


Total area: approx. 65.6 sq. metres (706.0 sq. feet)

**Area Map**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.