



## 21 Rodsley Avenue, Gateshead, NE8 4JY

**Offers Over £100,000**

Hive Estates presents to the market this two bedroom ground floor flat nestled in the heart of Rodsley Avenue, Gateshead. This charming ground floor flat is a true gem waiting to be discovered, boasting interior design throughout, while offering comfortable and inviting living spaces.

Upon entrance, the hallway provides direct access to the front bedroom, family bathroom and a cosy lounge/diner. With stylish light fittings throughout, the decor is trendy and homely. The lounge/diner seamlessly flows through into the modern kitchen complete with integrated appliances and ample storage space. The two generously sized bedrooms are full of natural light, while the bathroom at the centre of the property is fully tiled featuring shower over bath, adding convenience to everyday living.

Located in a great area, this flat not only offers a convenient lifestyle but also provides easy access to all the local transport links, shops and amenities you could need. Within walking distance to Saltwell park, the free street parking adds a practical touch to this already desirable property. With a lot to offer this property also has a fantastic rental yield of 9.30%

**Lounge/Diner 14'11" x 12'8" (4.55 x 3.88)**

**Kitchen 11'10" x 8'0" (3.62 x 2.44)**

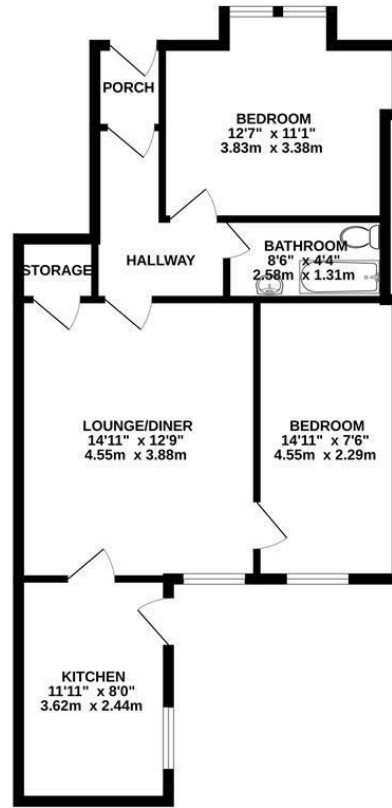
**Bedroom 1 12'6" x 11'1" (3.83 x 3.38)**

**Bathroom 8'5" x 4'3" (2.58 x 1.31)**

**Bedroom 2 14'11" x 7'6" (4.55 x 2.29)**

# Floor Plan

GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



RODSLEY AVENUE NE8 4JY

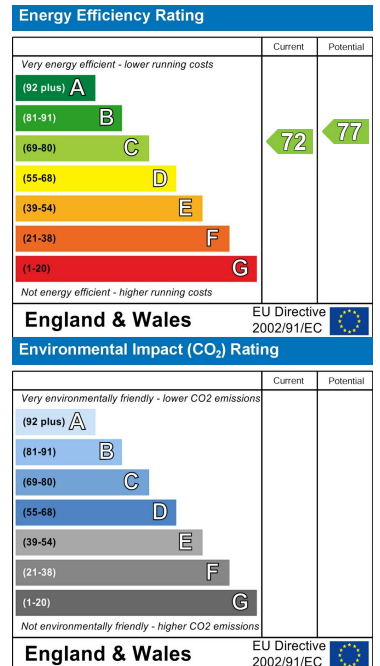
TOTAL FLOOR AREA: 634 sq.ft. (58.9 sq.m.) approx.

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 services, systems 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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