80 Hotspur Street, Newcastle Upon Tyne, NE6 5BE

Offers Over £170,000

Hive Estates welcomes to the market this well-presented three-bedroom upper Tyneside flat in Heaton. With a modern kitchen and spacious lounge, there are three double bedrooms and a yard to the rear.

Ideally located on Hotspur Street in Heaton, the property is close to Heaton Park and various amenities, whilst being within walking distance of the city centre and both Universities. Upon entering, you are welcomed into an entrance vestibule and stairs lead to the first-floor landing. Centrally, there is a spacious living room, with built-in storage and wood-effect laminate flooring. Through the living room is the kitchen, which is modern in style, featuring fresh neutral cabinetry, a tiled splash-back, tiled flooring and an integrated oven and hob. There are three bedrooms, each of which is double in size, as well as a bathroom. The bathroom is fully tiled and features a shower over bath, basin, WC, and heated towel ladder. Finished to a high standard, the property benefits from gas central heating and double glazing. Fantastic investment opportunity with a rental yield of 8.71% and tenanted until July 2026

Lounge 13'5" x 13'1" (4.10 x 4)
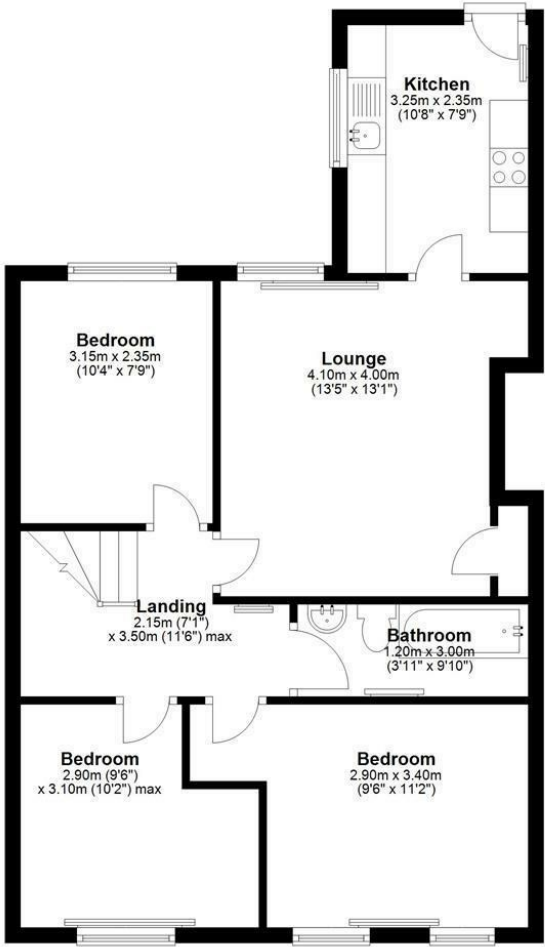
Kitchen 10'7" x 7'8" (3.25 x 2.35)

Bedroom 1 10'4" x 7'8" (3.15 x 2.35)
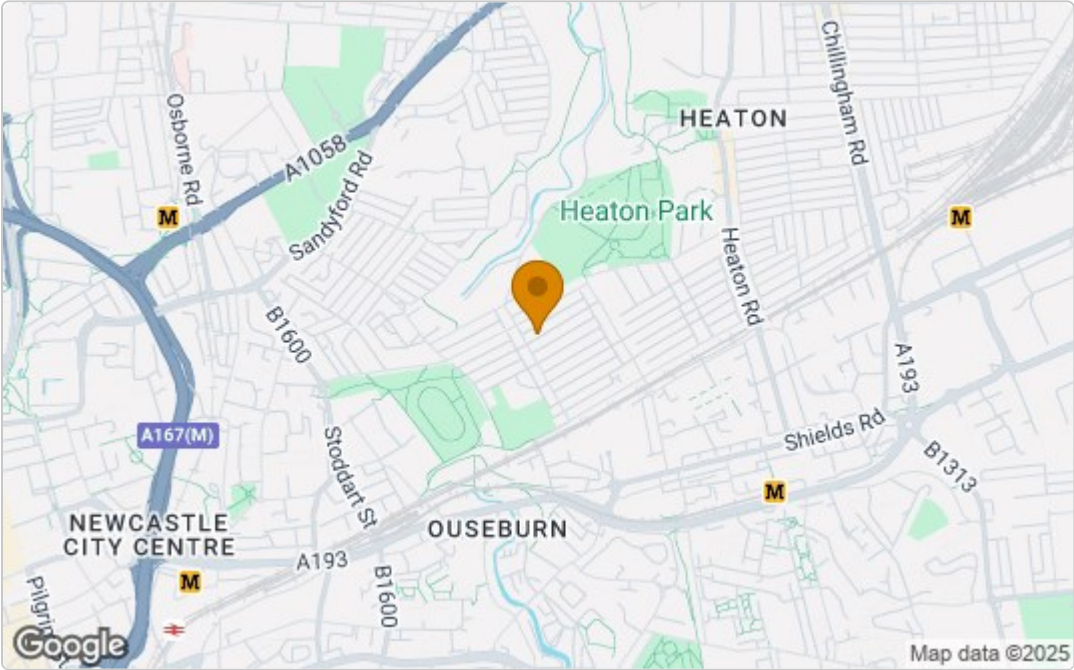
Bedroom 2 9'6" x 11'1" (2.90 x 3.40)

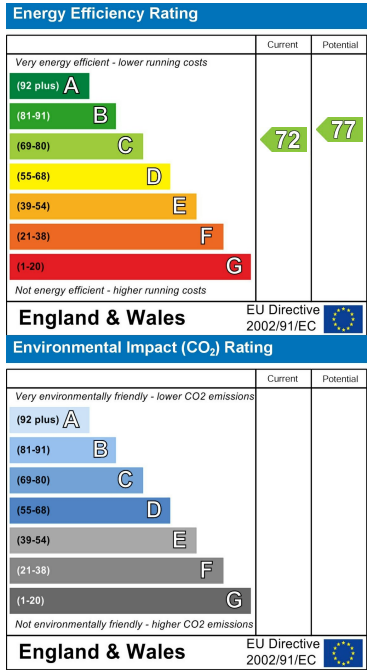**Bedroom 3 9'6" x 10'2" (2.90 x 3.10)**

Bathroom 3'11" x 9'10" (1.20 x 3)

Floor Plan

First Floor
Approx. 62.0 sq. metres (667.6 sq. feet)

Kitchen
3.25m x 2.35m
(10'8" x 7'9")

Bedroom
3.15m x 2.35m
(10'4" x 7'9")

Lounge
4.10m x 4.00m
(13'5" x 13'1")

Landing
2.15m (7'1")
x 3.50m (11'6") max

Bathroom
1.20m x 3.00m
(3'11" x 9'10")

Bedroom
2.90m (9'6")
x 3.10m (10'2") max

Bedroom
2.90m x 3.40m
(9'6" x 11'2")

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC