



80 Eighth Avenue, Newcastle Upon Tyne, NE6 5YB

Offers Over £170,000

Hive Estates presents to the market a fantastic investment opportunity in the heart of Heaton – a spacious three bedroom upper Tyneside flat. Tenanted until July 2026, generating £12,480 per annum, representing a gross rental yield of 7.34%.

This well-maintained property features an open-plan living and kitchen area with stylish grey wood-effect laminate flooring, a neutral colour palette with grey accents, and plenty of natural light. A handy storage cupboard adds to the practicality of the space.

The kitchen is fitted with classic off-white shaker-style cabinets, sleek grey worktops, generous storage, and integrated oven and hob—ideal for contemporary living.

The primary bedroom is spacious and bright, boasting original flooring, a charming feature fireplace, large windows, and neutral décor. The second and third bedrooms are similarly well-sized, with original flooring, neutral tones, and ample space for bedroom furnishings or a home office setup.

The bathroom includes a WC, basin, and an over-bath electric shower, finished with clean white tiles and grey wood-effect laminate flooring. A pop of colour and an open storage cupboard add both style and functionality.

Ideally located in central Heaton, this property offers excellent access to a wide range of amenities including shops, bars, restaurants, metro stations, bus links, and direct routes into Newcastle city centre and the surrounding areas.

Lounge Area 9'2" x 9'9" (2.80 x 2.99)

Kitchen Area 16'4" x 8'4" (5.00 x 2.55)

Bedroom 1 9'4" x 13'1" (2.85 x 4.00)

Bedroom 2 14'5" x 9'2" (4.40 x 2.80)

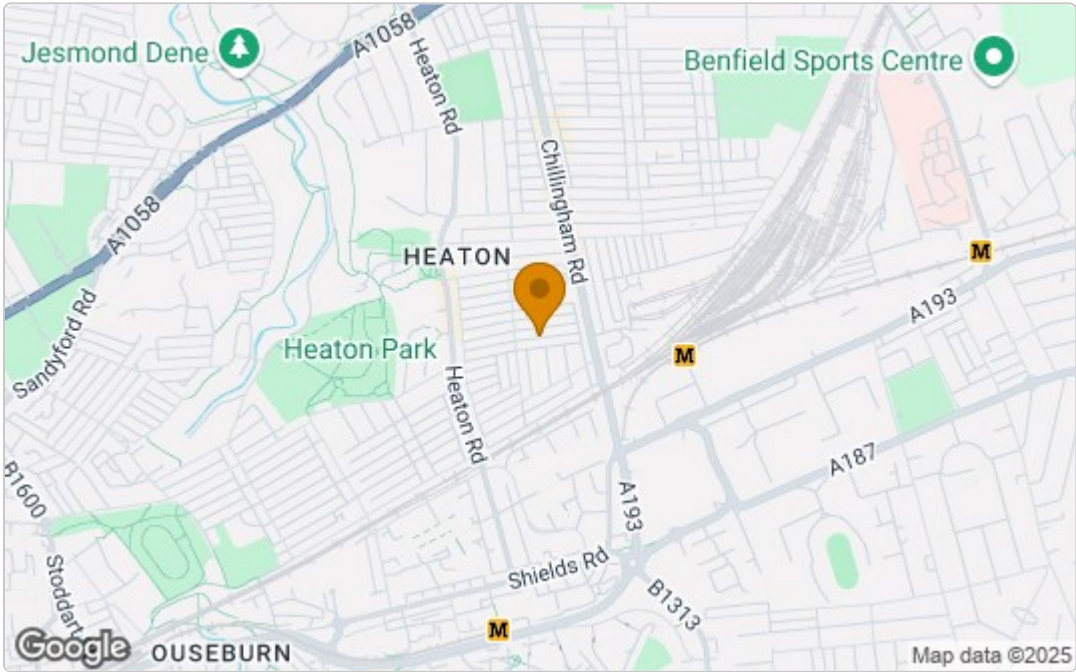
Bedroom 3 4'11" x 8'10" (1.50 x 2.70)

Bathroom 4'11" x 8'10" (1.50 x 2.70)

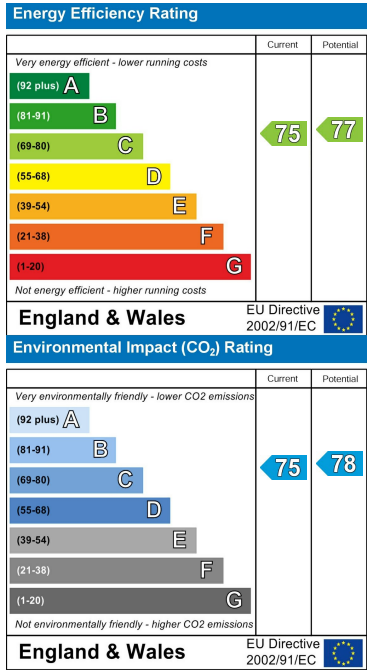
Floor Plan



Area Map



Energy Efficiency Graph



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