



49/51 Grantham Road, Newcastle Upon Tyne, NE2 1QX

Offers Over £375,000

Hive Estates presents an exceptional opportunity to acquire a pair of Tyneside flats located in the highly desirable Sandyford area. The properties offer a combined seven bedrooms, comprising a two-bedroom lower flat and a four-bedroom upper maisonette, both fully licensed and currently tenanted until summer 2026.

Together, the flats generate a total annual income of £32,640 (£21,840 from the upper and £10,800 from the lower), providing a strong gross rental yield of 8.7% and an attractive, ready-made investment opportunity.

Both flats are well configured for shared living, featuring separate kitchens and living rooms, and benefit from a south-facing aspect, allowing plenty of natural light throughout.

The lower flat boasts a spacious kitchen with monochrome tiling, oak effect cabinetry, and grey worktops, with direct access to the rear yard. The living room offers built-in storage and a feature fireplace, while the master bedroom benefits from a large bay window and original fireplace surround. The second bedroom is well sized, and the bathroom includes a walk in shower, basin, and WC.

The upper maisonette is arranged over two floors, with a modern kitchen at the rear featuring oak effect cabinets and grey laminate worktops. The living room offers generous space for both relaxing and dining, complete with built-in storage. On the first floor, there are two well proportioned bedrooms, one with a bay window, a study room great to use for quite time to get work done, plus a bathroom with a walk in shower, basin, and WC. The second floor provides two further large bedrooms with Velux windows, creating bright, airy spaces.

Externally, both properties share a rear yard with access to the lane, providing convenient bike and bin storage.

With high tenant demand, strong rental returns, and a prime location close to Sandyford's shops, cafes, and student hotspots, as well as excellent transport links, this is a superb investment opportunity in one of Newcastle's most sought-after areas.

Lounge/Diner 14'9" x 12'9" (4.50 x 3.90)

Kitchen 10'9" x 8'4" (3.30 x 2.55)

Bedroom 1 14'1" x 13'5" (4.30 x 4.10)

Bedroom 2 11'1" x 7'8" (3.40 x 2.35)

Shower Room 9'2" x 3'5" (2.80 x 1.05)

Lounge/Diner 15'1" x 13'1" (4.60 x 4.00)

Kitchen 10'11" x 8'4" (3.35 x 2.55)

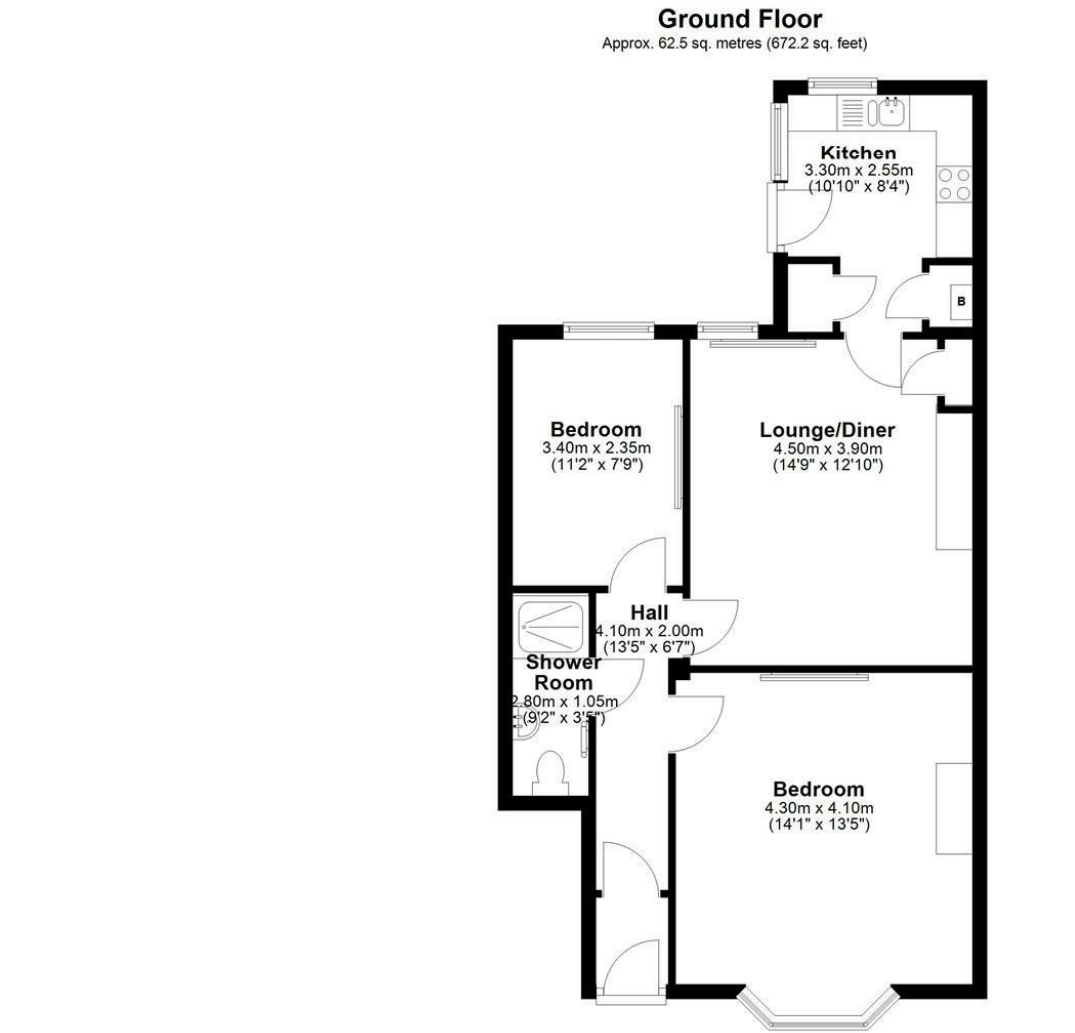
Bedroom 1 9'6" x 12'4" (2.90 x 3.78)

Bedroom 2 11'5" x 7'10" (3.50 x 2.40)

Bedroom 4 8'10" x 20'7" (2.70 x 6.29)

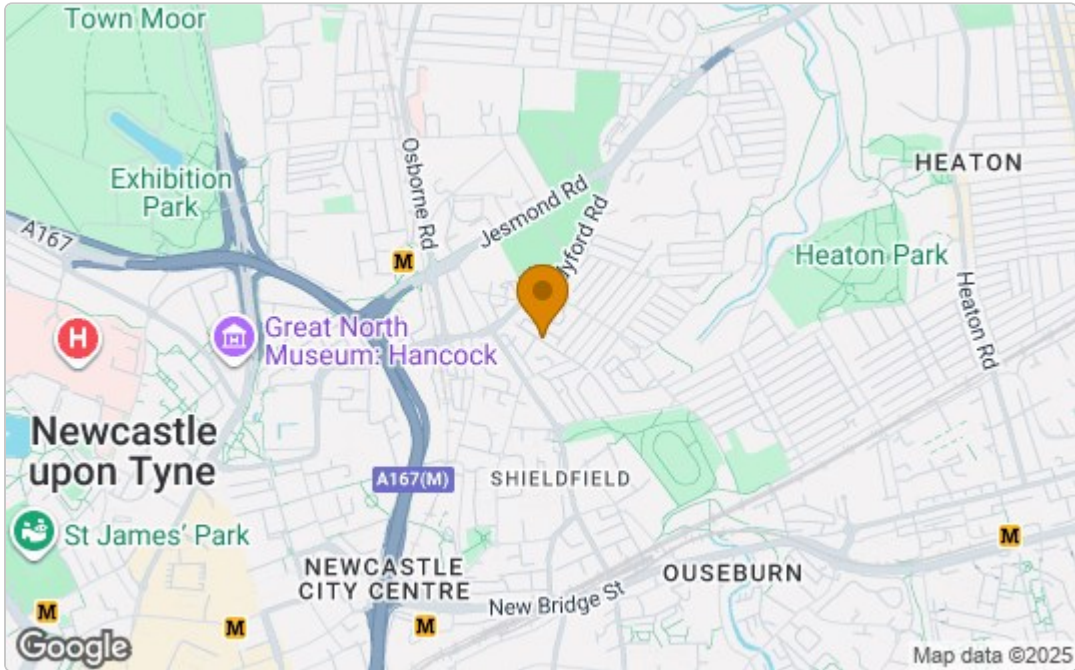
Bedroom 5 8'10" x 16'4" (2.70 x 5.00)

Study 8'0" x 7'8" (2.45 x 2.35)



Total area: approx. 62.5 sq. metres (672.2 sq. feet)

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

