60 Gladstone Street, Hebburn, NE31 2XD

Offers Over £90,000

Hive Estates welcomes to the market this fantastic three bedroom upper flat in Hebburn, recently refurbished to a high standard this home boasts fresh paint and new carpets throughout, creating a bright and warm atmosphere.

Once inside, stairs lead you to the spacious landing that provides direct access to all bedrooms and the lounge. With tall ceilings and large windows, the flat exudes a sense of space and light. The three bedrooms provide ample rooms for relaxation and personalisation. The lounge leads through to the kitchen, fully fitted with elegant beige cabinetry and grey metro tiling. With integrated appliances such as an oven, hob and extractor fan. To the rear of the home is the family bathroom. Fully tiled and equipped with a shower over bath, WC and wash basin. Externally, there is a private rear yard accessed through French doors, offering a lovely secluded outdoor space with a gate for easy access to the side street.

This upper flat would make a great place to live, in a great location close to transport links, shops and amenities. With a current rental yield of 9.33%.

Kitchen 8'10" x 8'2" (2.70 x 2.50)

Lounge/Diner 13'7" x 12'3" (4.15 x 3.75)

Bedroom 1 13'7" x 13'5" (4.15 x 4.10)

Bedroom 2 9'4" x 10'9" (2.85 x 3.30)
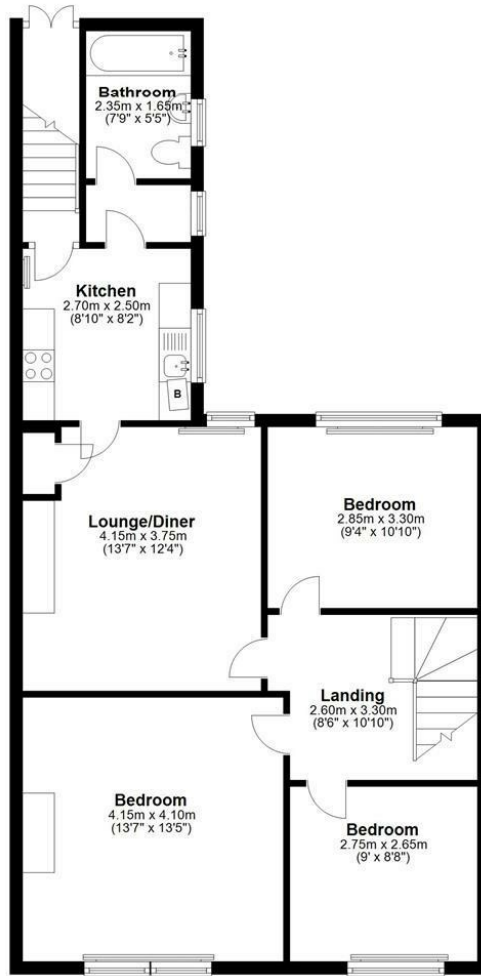
Bedroom 3 9'0" x 8'8" (2.75 x 2.65)

Bathroom 7'8" x 5'4" (2.35 x 1.65)

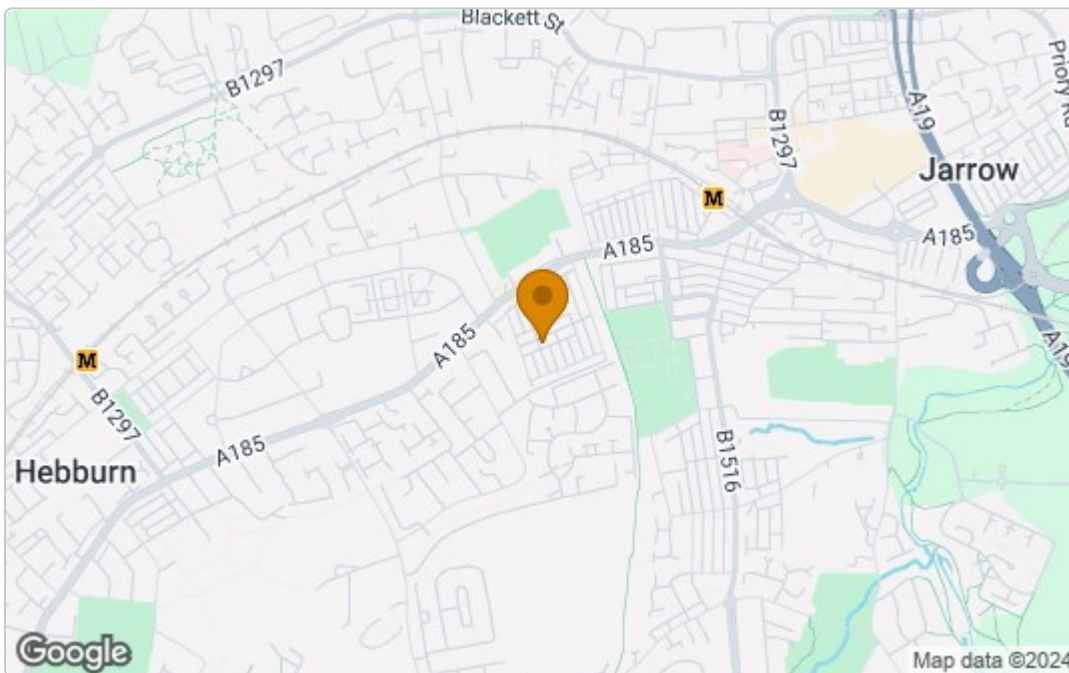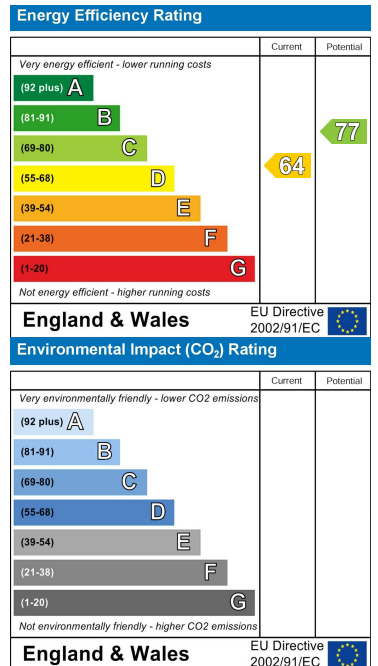**Landing** 8'6" x 10'9" (2.60 x 3.30)

Floor Plan

First Floor
Approx. 75.1 sq. metres (807.9 sq. feet)

Bathroom
2.35m x 1.65m
(7'9" x 5'5")

Kitchen
2.70m x 2.50m
(8'10" x 8'2")

Lounge/Diner
4.15m x 3.75m
(13'7" x 12'4")

Bedroom
2.85m x 3.30m
(9'4" x 10'10")

Landing
2.60m x 3.30m
(8'6" x 10'10")

Bedroom
4.15m x 4.10m
(13'7" x 13'5")

Bedroom
2.75m x 2.65m
(9' x 8'8")

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Environmental Impact (CO₂) 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		

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