



- Fabulous Investment Opportunity
- 17' Lounge
- Rear Patio Garden with Outhouse
- Excellent Rate of Return

- 3 Bed Mid Terraced House
- 17' Breakfasting Kitchen
- Opposite a Green

- Current Rental £630pcm Yield 10.08%
- Bathroom/WC
- Situated on the Beacon Lough East Estate



A fabulous investment opportunity has arisen, to purchase this 3 bedroomed mid terraced house, within the the Beacon Lough Estate in Gateshead. With a current rental of £630pcm on a rolling assured shorthold tenancy, this produces an excellent return on investment. The Entrance Hall leads to the Lounge, with electric fire and on to the Inner Hall, with storage cupboard. The Breakfasting Kitchen is fitted with a range of units with sink unit, split level oven with 4 ring gas hob, plumbing for a washer and door to the rear and is open to the Utility. Stairs lead from the Inner Hall to the First Floor Landing, with access to the loft. Bedroom 1 has a range of built in wardrobes and is to the front. Bedrooms 2 and 3 are to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and double ended bath. Externally, the Rear Garden/Yard is paved with outhouse and gate to the rear.

The Beacon Lough Estate is situated in Gateshead, with good access to local amenities, There are excellent road and public transport links into Gateshead Newcastle city centre.

**Entrance Hall 5'4 x 3'9 (1.63m x 1.14m)**

**Lounge 17'4 x 10'3 (5.28m x 3.12m)**

**Inner Hall 7'0 x 6'2 (2.13m x 1.88m)**

**Breakfasting Kitchen 17'4 x 10'2 (5.28m x 3.10m)**

**Utility Room 6'6 x 6'4 (max) (1.98m x 1.93m (max))**

**Rear Hall 5'0 x 3'8 (1.52m x 1.12m)**

**First Floor Landing**

**Bedroom 1 17'6 x 10'6 (5.33m x 3.20m )**

**Bedroom 2 10'4 x 10'3 (3.15m x 3.12m)**

**Bedroom 3 10'7 x 6'10 (3.23m x 2.08m)**

**Bathroom/WC 6'3 x 5'10 (1.91m x 1.78m)**



Energy Performance: Current Potential

Council Tax Band: A

Distance from School:

Distance from Metro:

Distance from Village Centre:

*All distances are approximate - for further information, including floorplans and additional photographs please visit our website - [www.goodfellowsestateagents.com](http://www.goodfellowsestateagents.com)*

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