



131/133 Rawling Road, Gateshead, NE8 4QS

Offers Over £200,000

Hive Estates are delighted to present this fantastic investment opportunity comprising two self contained flats on Rawling Road, Gateshead, generating a combined rental income of £20,400 per annum and a gross rental yield of 10.20%.

The property comprises a spacious two bedroom ground floor apartment and a three bedroom upper apartment, providing a combined five bedrooms across the two flats.

The ground floor apartment features a welcoming hallway leading to the main bedroom and spacious sitting/dining room. Modern laminate flooring runs through the living space, while the stylish navy kitchen with ironmongery adds a contemporary finish. A modern bathroom includes a tiled shower cubicle, WC and wash hand basin. Both bedrooms are generously sized, with the main bedroom benefiting from a charming bay window.

The three bedroom upper apartment is accessed via a private entrance and offers a spacious landing with access to all three bedrooms and the sitting/dining room. The bright lounge is well presented with neutral décor, while the matching navy kitchen provides a modern finish. The part-tiled bathroom includes a shower over bath, WC, wash hand basin and heated towel rail. All three bedrooms are generously proportioned and finished in a similar neutral style with carpeting.

Externally, both flats benefit from free on-street parking and private rear yard space, with the yards divided for exclusive use. With five bedrooms, two self contained flats, £20,400 annual rental income and a 10.20% gross rental yield, this represents an excellent opportunity for investors seeking a strong addition to their property portfolio.

Sitting/Dining Room 15'8" x 12'4" (4.80 x 3.78)

Kitchen 11'5" x 7'6" (3.49 x 2.31)

Bedroom 1 16'6" x 13'3" (5.05 x 4.05)

Bedroom 2 15'8" x 7'9" (4.80 x 2.38)

Bathroom 6'8" x 4'9" (2.04 x 1.45)

Lounge/Diner 15'11" x 12'8" (4.86 x 3.88)

Kitchen 11'5" x 7'6" (3.50 x 2.31)

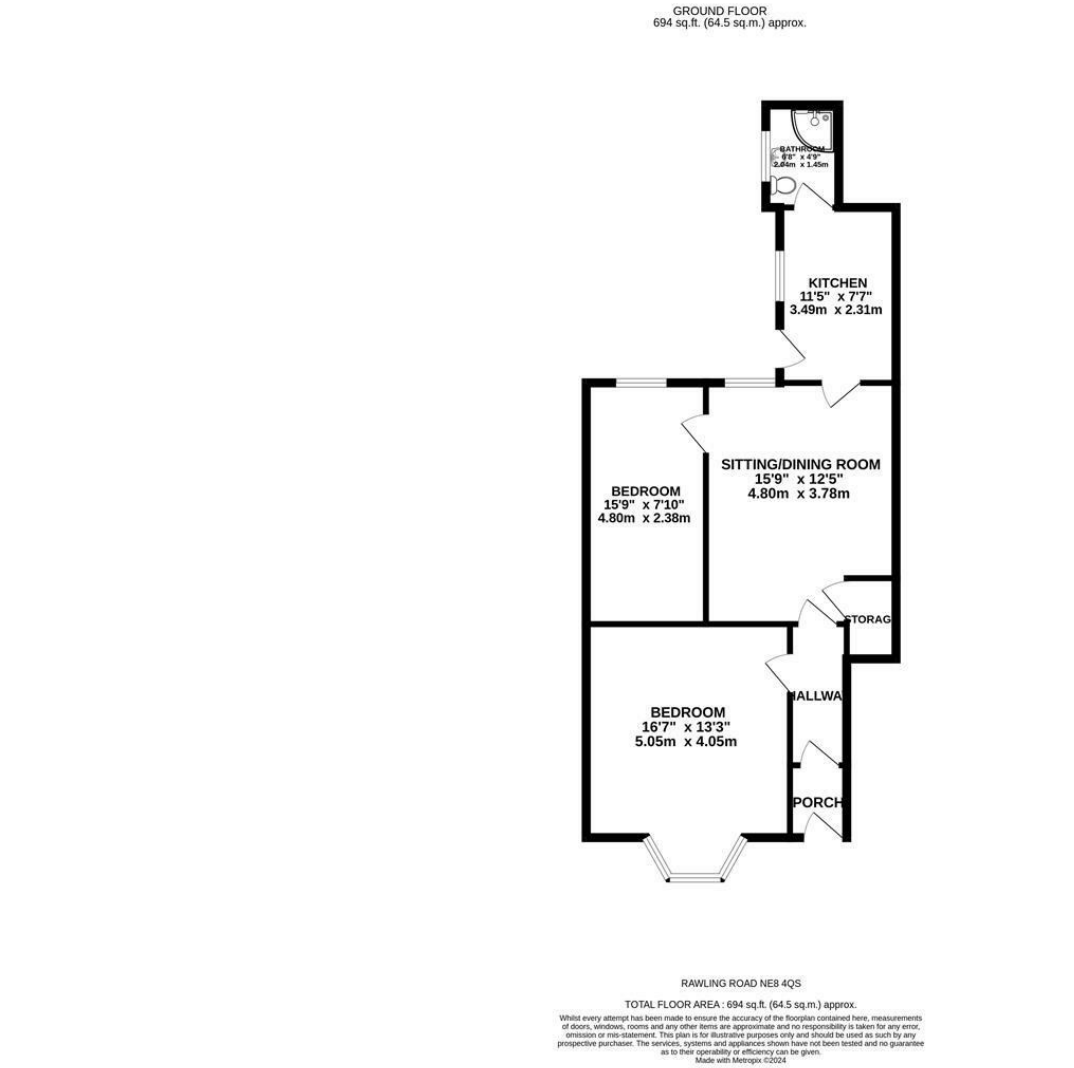
Bedroom 1 14'1" x 12'8" (4.30 x 3.87)

Bedroom 2 15'11" x 7'10" (4.86 x 2.39)

Bedroom 3 9'8" x 7'10" (2.97 x 2.40)

Bathroom 10'0" x 5'0" (3.05 x 1.53)

Floor Plan



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

