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DONCASTER ROAD, SANDYFORD, NE2

Offers Over £495,000


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Investment Opportunity The property is currently let at £3944 per calendar month, equating to £47,328 per annum., representing a yield of 9.56%. This reflects the strength of rental demand in Sandyford and offers a purchaser a ready-made income from the outset.

Substantial seven-bedroom terraced home situated on Doncaster Road, Sandyford, extending to approximately 1,520 sq ft.

The ground floor features a generous lounge with a walk-in bay window, a fitted kitchen with rear access and a further bedroom. The first floor provides three additional bedrooms, including a front-facing bedroom with a bay window and built-in storage, alongside a family bathroom and separate WC. Three further bedrooms occupy the second floor, with Velux skylights bringing natural light into the upper-level accommodation, and a second bathroom completing the layout.

Sandyford is a popular residential area offering convenient access to local shops, cafés, restaurants and everyday amenities in nearby Jesmond. Jesmond Metro station is within easy reach, providing connections to Newcastle city centre and the wider Tyne and Wear network. Nearby schooling includes St Catherine's Catholic Primary School and Hotspur Primary School, while Newcastle city centre's universities, shopping facilities and leisure attractions are also readily accessible.

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The internal accommodation comprises: An entrance hallway with stairs leading to the first-floor landing. To the left is a spacious, front-aspect living room featuring a large walk-in bay window, allowing plenty of natural light into the room. The reception area flows through into the kitchen, creating an open and practical arrangement for everyday living.

The kitchen is fitted with contemporary cabinetry and work surfaces, with a rear-aspect window providing natural light. A door also provides access to the rear of the property, offering convenient external access.

Returning to the hallway, bedroom one is positioned straight ahead and provides additional ground-floor accommodation.

On the first floor, the landing provides access to three further bedrooms, the family bathroom and a separate WC. Bedroom two is positioned towards the front of the property and benefits from a walk-in bay window and a built-in cupboard. Bedrooms three and four are located towards the rear, providing further versatile accommodation.

The family bathroom is well appointed and fitted with a bath and overhead shower, while the separate WC provides additional convenience.

The second-floor landing provides access to bedrooms five, six and seven. These rooms benefit from Velux skylights, allowing natural light into the upper-floor accommodation. A further well-appointed bathroom serves this floor and is also fitted with a bath and overhead shower.

Externally, the property benefits from a rear yard, providing useful outdoor space. The property is situated within an established residential street in Sandyford.





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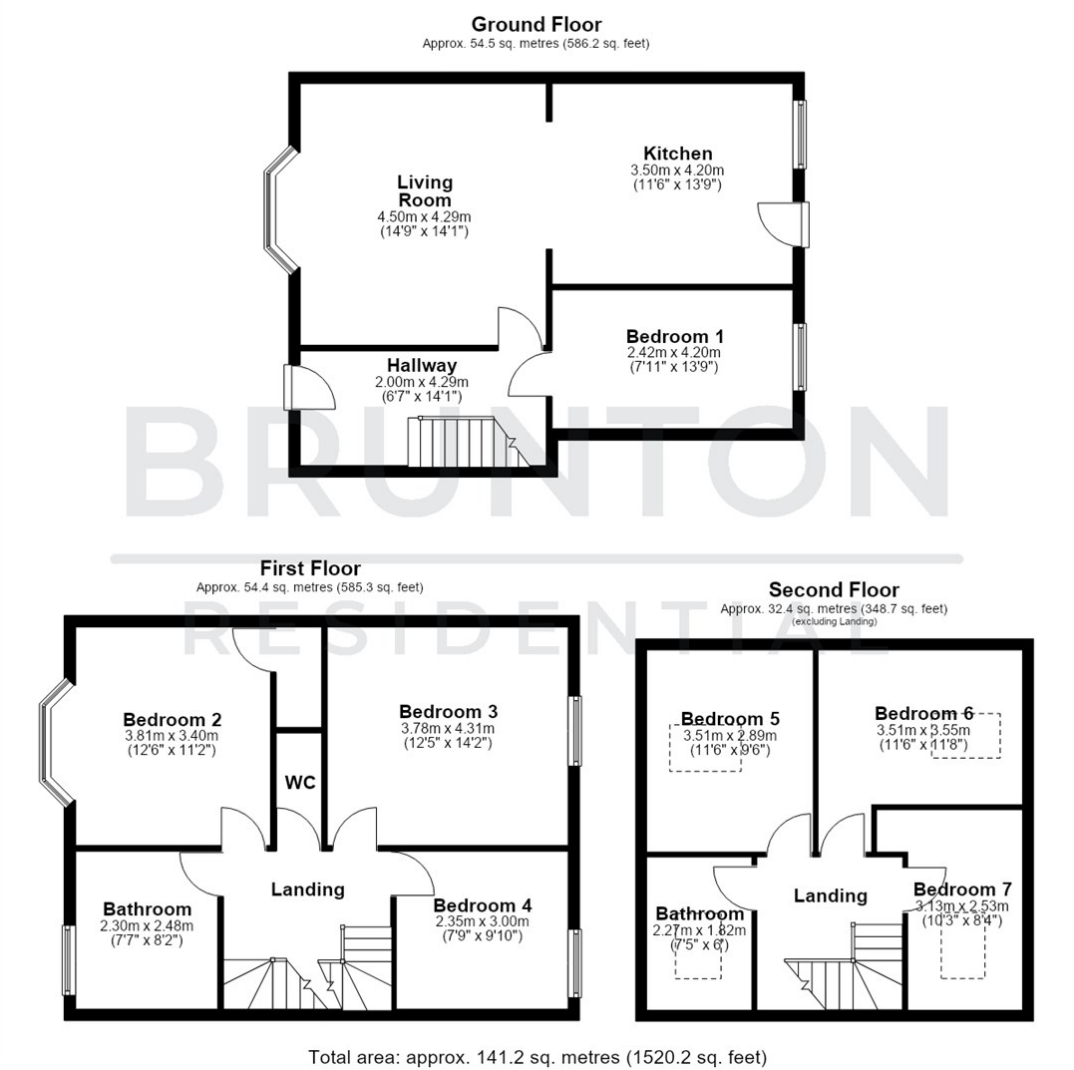
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D



Total area: approx. 141.2 sq. metres (1520.2 sq. feet)



