

GILMORE ESTATES

Property Sales & Lettings



£100,000

, Moyle Terrace, Hobson, Newcastle Upon Tyne, , NE16 6EQ

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Nestled in the charming area of Moyle Terrace, Hobson, Newcastle Upon Tyne, this delightful two-bedroom terraced house offers a perfect blend of space and modern comfort. Spanning an impressive 904 square feet, the property boasts a generous reception room, ideal for both relaxation and entertaining.

Built in 1900, this home has been thoughtfully updated to meet contemporary standards while retaining its character. A new damp proof course has been installed, ensuring a dry and comfortable living environment. Additionally, the property features new flooring throughout, providing a fresh and inviting atmosphere.

This spacious terraced house is an excellent opportunity for first-time buyers or investors alike, with a remarkable yield of 8.5%. Its prime location in a friendly community makes it an attractive choice for those looking to settle down or expand their property portfolio.

With its combination of size, modern updates, and investment potential, this property is not to be missed. Whether you are seeking a new home or a lucrative investment, this terraced house in Hobson is sure to impress.

Entrance Hallway

Lounge

15'2" x 15'3" (4.63 x 4.65)

Fire surround with cast iron insert and hearth for open fire, double glazed window to front aspect and central heating radiator.

Dining Kitchen

15'2" x 10'5" (4.63 x 3.2)

Wall and base units with laminate work surfaces, electric oven and hob with extractor hood, stainless steel sink and drainer, central heating radiator and window and door to rear.

First Floor Landing

Loft access with pull down ladder to boarded loft

Bedroom One

12'4" x 15'5" (3.78 x 4.7)

Walk in cupboard, double glazed window to front aspect, central heating radiator and feature cast fireplace.

Bedroom Two

9'2" x 8'2" (2.8 x 2.5)

Double glazed window to rear aspect and central heating radiator.

Bathroom

Bath with shower attachment and glazed screen, Wc and pedestal wash hand basin, chrome heated towel rail and tiled splashbacks.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Externally

Garden to the front and enclosed yard to the rear.

