



## 7 Westbourne Avenue, Gateshead, NE8 4NF

**Offers Over £105,000**

Hive Estates is excited to present this beautifully appointed two-bedroom ground floor flat, located in the sought-after area of Westbourne Avenue, Gateshead. Currently tenanted this property benefits from an 8.73% rental yield, generating £9,600 income per year.

Upon entering, a central hallway provides easy access to both bedrooms and the lounge. The master bedroom, positioned at the front of the property, is generously sized and benefits from an abundance of natural light. The second bedroom, also spacious, overlooks the rear yard. Moving through the flat, you'll find a comfortable lounge leading to the well-equipped kitchen. The kitchen comes fully fitted with integrated appliances and offers designated space for additional fittings. At the rear of the property is a stylish bathroom, complete with a walk-in shower, WC, wash basin, and heated towel rail. The bathroom is finished with sleek black chrome fittings, adding a modern touch.

Externally, the property boasts a rear yard and on-street parking. Thoughtfully designed throughout, this flat offers a perfect blend of style and functionality. A great first time buy or investment with a rental yield of 9.60%.

**Lounge/Diner 14'9" x 11'9" (4.50 x 3.60)**

**Kitchen 14'11" x 8'6" (4.57 x 2.60)**

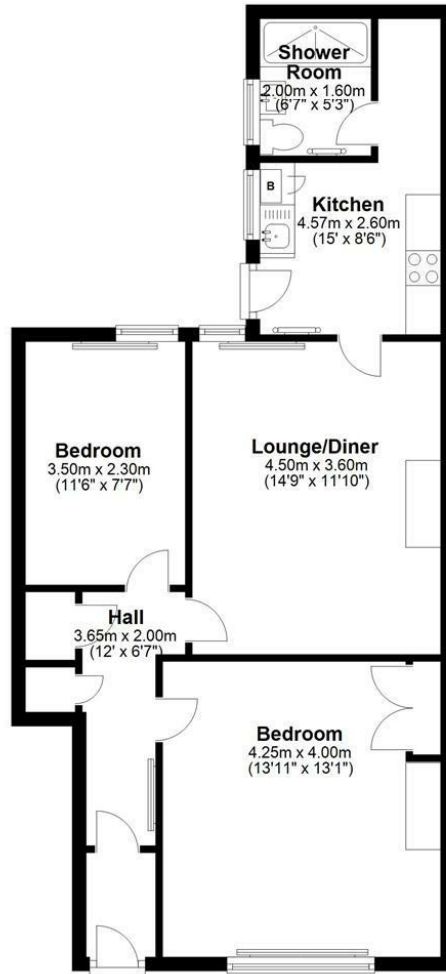
**Bedroom 1 13'11" x 13'1" (4.25 x 4.00)**

**Bedroom 2 11'5" x 7'6" (3.50 x 2.30)**

**Shower Room 6'6" x 5'2" (2.00 x 1.60)**

### Ground Floor

Approx. 62.1 sq. metres (668.6 sq. feet)

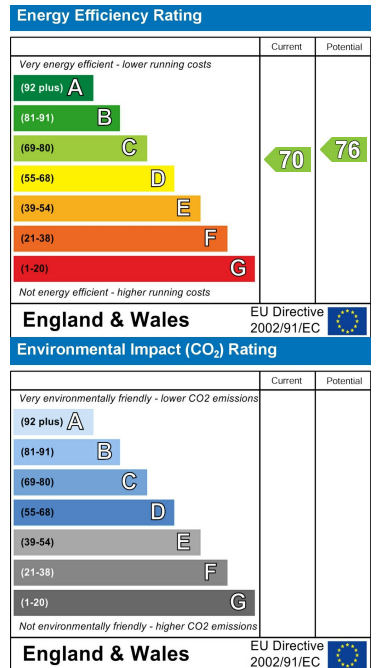


Total area: approx. 62.1 sq. metres (668.6 sq. feet)

### Area Map



### Energy Efficiency Graph



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