GILMORE ESTATES

Property Sales & Lettings

£120,000

, Warkworth Street, , Newcastle Upon Tyne, , NE15 8DX

22 / 23 Warkworth Street, Newcastle Upon Tyne, NE15 8DX

Warkworth Street, Newcastle Upon Tyne, this impressive flat presents an exceptional opportunity for investors. Both boasting two well-proportioned bedrooms, these properties are ideal for those seeking a ready made investment.

The flats features modern bathrooms, ensuring convenience and style for its occupants. One of the standout aspects of this property is the presence of long-term tenants who have expressed a desire to remain, providing peace of mind for any potential investor. These reliable tenants have consistently demonstrated their commitment, with no missed rent payments, making this an attractive option for those looking to secure a steady income.

The location is another significant advantage, as it offers easy access to local amenities, transport links, and the vibrant culture that Newcastle Upon Tyne is renowned for. This flat not only promises a comfortable living

22 Warkworth

Entrance Hallway
3'1" x 18'0" (0.95 x 5.50)
Upvc entrance door to hallway, under stairs cupboard.

Lounge
13'6" x 14'5" (4.12 x 4.41)
Upvc window to rear aspect, central heating radiator and wall mounted electric fire.

Kitchen
11'8" x 7'6" (3.57 x 2.29)
Wall and base units with laminate work surfaces, integral oven with electric hob, round stainless steel sink and drainer with mixer tap, plumbed for dishwaher wall mounted boiler, inset spotlights, tiled floor and Upvc window and door to side.

Bedroom One
10'7" x 7'7" (3.24 x 2.33)
Upvc window to front aspect and central heating radiator.

Bedroom Two
4'3" x 7'6" (1.32 x 2.30)
Upvc window to front aspect and central heating radiator.

Bathroom
9'4" x 11'1" (2.85 x 3.40)
Wet room with floor drain, pedestal wash hand basin, tiled splashbacks, WC, non slip flooring, etractor, inset spotlights, large walk in storage cupboard and Upvc window to rear aspect.

23 Warkworth

First Floor Landing
7'6" x 9'7" (2.31 x 2.94)
Upvc window to side aspect, loft access and central heating radiator.

Lounge
14'5" x 13'3" (4.41 x 4.05)
Upvc window to rear aspect, wall mounted electric fire and central heating radiator.

Kitchen
11'1" x 7'2" (3.40 x 2.20)
Upvc window to side aspect and door to rear stairwell, wall and base units with laminate work surfaces, integral oeb with electric hob, round stainless steel sink and drainer with mixer tap, tiled splashbacks and tiled floor and wall mounted boiler.

Bedroom One
14'0" x 12'9" (4.29 x 3.89)
Upvc window to front aspect and central heating radiator

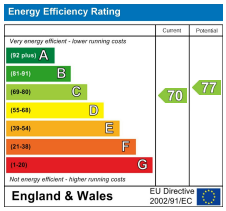
Bedroom Two
3.11 x 3.05
Upvc indow to front aspet and centrak heating radiator

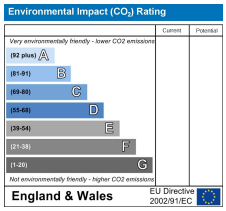
Bathroom
11'3" x 9'4" (3.43 x 2.86)
Upvc window to rear aspect, bath with boiler fed shower over, WC, pedestal wash hand basin, central heating radiator, tiled floor, walk in linen cupboard and Upvc window to rear aspect

Shared yard
Large shared yard

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

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