



# FOR SALE

66 Saltwell Place, Gateshead, NE8 4QY

Offers Over £58,000



- Rental Yield 9% Approximately (rent review required with current tenant)
- Excellent Size Lounge/Dining Area
- Private Rear Yard
- Modernisation Work Required
- Popular Location For Investors/First Time Buyers
- Situated On The First Floor
- Fitted Kitchen
- Three Piece Family Bathroom
- EPC Rating - D
- Viewings Highly Recommended



## THE PROPERTY

An excellent opportunity for first time buyers and investors this excellent size first floor flat requires modernisation and is offered with no onward chain...

Nestled in the central Saltwell Place, this two-bedroom flat presents an excellent opportunity for both first-time buyers and savvy investors. Spanning 602 square feet, the property offers a spacious and inviting open-plan lounge and dining area. While the flat requires some modernisation, this presents a unique chance for you to personalise the space to your taste and style. The internal accommodation briefly comprises of an entrance hall with stairs to the first floor leading to a landing space. Following on from this is two well proportioned bedrooms, the largest of which has a feature bay window. An excellent size lounge/dining area leads onto a fitted kitchen and white family bathroom. Externally there is an enclosed rear yard with double gated access. Viewings are highly recommended.

Bensham and Saltwell is located close to Gateshead town centre and boasts some of the borough's best leisure and cultural facilities. This includes the award-winning Saltwell Park, the Shipley Art Gallery, Gateshead Central Library. It even has its own independent theatre in The Little Theatre on Saltwell View. The neighbourhood has local shopping areas on Coatsworth Road and Saltwell Road, many primary and Jewish schools, and lots of parks and open spaces. Bensham and Saltwell has a mixture of homes. These include different styles of houses built between the late 1890s and 1980s, and many terraced and Tyneside flats built before 1919.

