



35 Saltwell Street, Gateshead, NE8 4QX

Offers Over £66,000



Key features

- INVESTMENT BUY
- LONG TERM TENANT IN SITU
- LOCATED IN SALTWELL
- GROUND FLOOR
- TYNESIDE FLAT
- TWO BEDROOMS
- IDEAL OPPORTUNITY
- AVAILABLE NOW TO VIEW

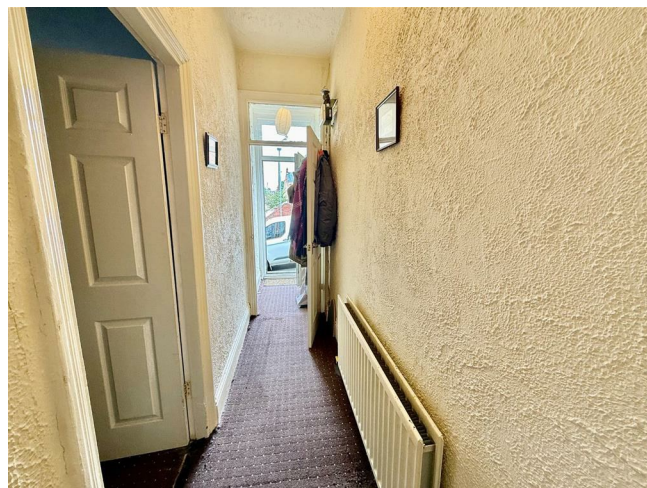


Description

INVESTMENT OPPORTUNITY Saltwell Street, two-bedroom ground floor flat presents an excellent investment opportunity. Currently tenanted, this property is ideal for those looking to expand their portfolio with a reliable income stream.

The apartment features a well-proportioned reception room, two bedrooms offer comfortable living spaces, and having the benefit of a wet room.

This Tyneside flat is situated in a popular location, providing easy access to local amenities, transport links, and the vibrant culture of Gateshead. The property is in good condition, ensuring that it is ready for continued rental.



ENTRANCE HALL

LOUNGE

15 x 12 11

KITCHEN

12 11 x 8 4

WET ROOM

8 4 x 6 11

BEDROOM ONE

17 x 13

BEDROOM TWO

14 10 x 6 11

EXTERNAL

DISCLAIMER SALES

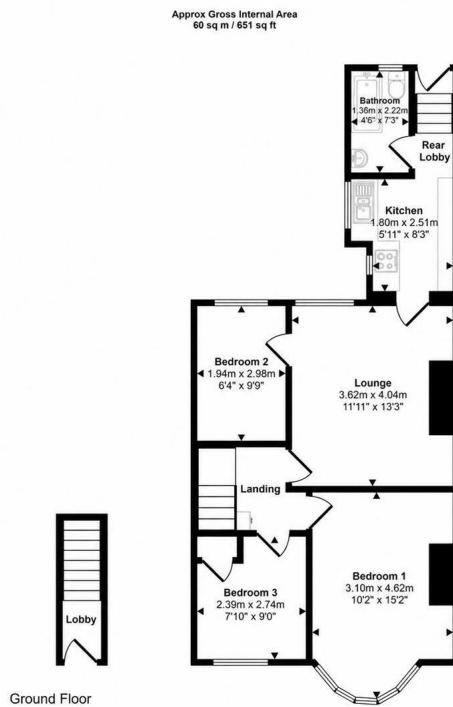
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purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	65	75
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

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