



## **97 Tosson Terrace, Newcastle Upon Tyne, NE6 5LY**

**Offers Over £170,000**

Hive Estates are delighted to present to the market this charming two bedroom flat, ideally located in the highly sought after area of Heaton. Situated on Tosson Terrace. Tenanted until October 2026, the property generates a strong rental income of £1100 per month £13,200 per annum representing an impressive rental yield of 7.76%. This investment offers immediate income with excellent potential for future growth.

Internally, the property briefly comprises a welcoming entrance hall leading into a spacious and cosy lounge. The lounge features a fireplace, built-in storage, neutral decor, and soft grey carpeting, creating a comfortable and inviting living space. The modern kitchen is well appointed with sleek grey high gloss cabinets, marble effect worktops, and grey wood effect laminate flooring. It is fully equipped with a gas hob and electric oven, offering both style and practicality.

There are two generously sized bedrooms. The principal bedroom benefits from a beautiful bay window, neutral decor, grey carpets, and large alcoves ideal for additional storage. The second bedroom is also a good size and offers flexibility to be used as a home office, dressing room, or guest bedroom. The bathroom is stylishly finished with white tiles and contrasting black grout, complemented by grey wood-effect flooring. It includes a shower over the bath, basin, and WC.

Externally, the property benefits from a shared rear yard and on-street parking to the front. This is a fantastic opportunity to acquire a well presented home in a vibrant and popular location, close to excellent amenities and transport links.

**Lounge 15'7" x 12'6" (4.76 x 3.82)**

**Bedroom 13'11" x 13'7" (4.26 x 4.15)**

**Bedroom 2 11'11" x 7'7" (3.65 x 2.32)**

**Kitchen 10'8" x 7'9" (3.27 x 2.38)**

**Bathroom 9'7". 4'3" (2.94. 1.32)**

# Floor Plan

**Ground Floor**  
Approx. 69.4 sq. metres (747.4 sq. feet)

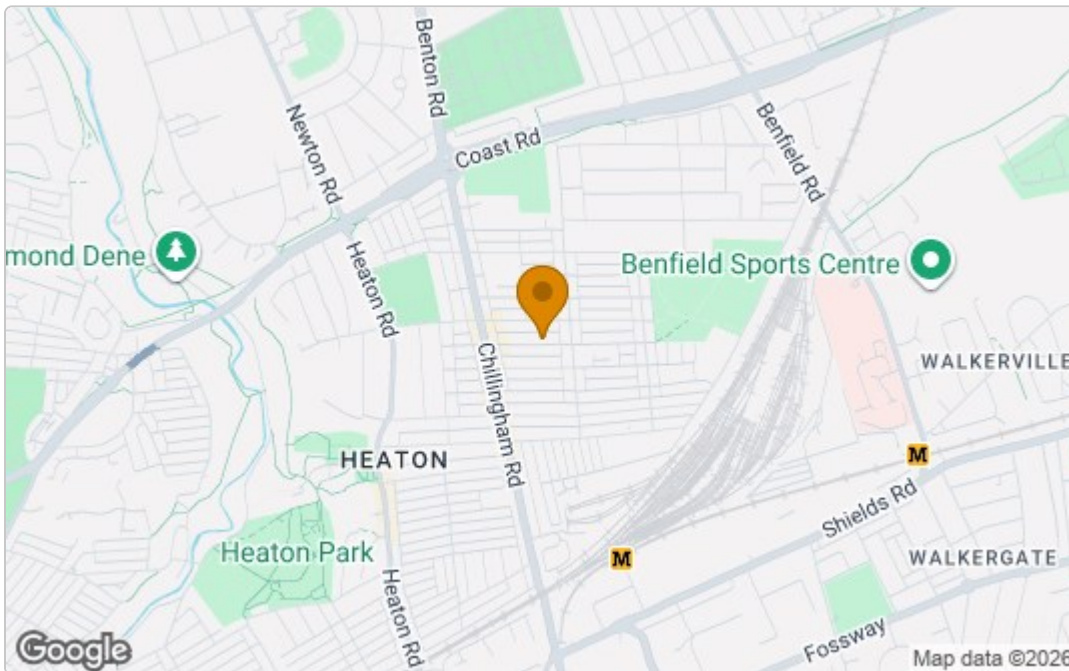


Total area: approx. 69.4 sq. metres (747.4 sq. feet)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements of benches, stairways, openings etc are approximate. They should not be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error or mis-statement.  
Plan produced using PlanUp.

**Tosson Terrace, Newcastle Upon Tyne**

## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating  |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs                     |  |         |           |
| (92 plus) A   |  |         |           |
| (81-91) B   |  |         |           |
| (69-80) C   |  |         |           |
| (55-68) D   |  |         |           |
| (39-54) E   |  |         |           |
| (21-38) F   |  |         |           |
| (1-20) G  |  |         |           |
| Not energy efficient - higher running costs                     |  |         |           |
| EU Directive 2002/91/EC   |  | 69      | 75        |
| <b>England &amp; Wales</b>                                      |  |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A   |  |         |           |
| (81-91) B   |  |         |           |
| (69-80) C   |  |         |           |
| (55-68) D   |  |         |           |
| (39-54) E   |  |         |           |
| (21-38) F   |  |         |           |
| (1-20) G  |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| EU Directive 2002/91/EC   |  |         |           |
| <b>England &amp; Wales</b>                                      |  |         |           |

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