



**101 Northbourne Street, Gateshead, NE8 4AE**

**Offers Over £80,000**

Hive Estates are pleased to present this modern refurbished ground floor flat in Gateshead, offering an impressive 8.93% rental yield and generating £7,140 annual rental income. Ideally situated on Northbourne Street in the popular area of Bensham, this two-bedroom lower Tyneside flat is perfectly suited to first time investors or those looking to grow their portfolio.

The property opens into a bright and spacious lounge, beautifully styled with contemporary grey carpeting, neutral decor, and large windows that flood the space with natural light, creating a warm and inviting atmosphere. To the rear, the stylish kitchen combines both form and function, featuring wood effect laminate flooring, contrasting oak cabinetry, sleek white worktops, a white metro tile splashback, and integrated oven, hob, and extractor.

There are two well proportioned bedrooms, including a generous front-facing double with a feature chimney breast and large window. The second double bedroom, positioned to the side, offers flexibility as a home office, dressing room, or guest space. The bathroom is fresh and modern, complete with a walk-in shower cubicle, WC, and basin, finished with clean white marble-effect shower boards.

Externally, the property benefits from a shared rear yard, ideal for outdoor seating or entertaining, along with on-street parking to the front.

Conveniently located close to local amenities, green spaces, and excellent transport links, this property offers both comfort and accessibility in a sought-after residential area.

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

**Kitchen 10'11" x 6'6" (3.35 x 2.00)**

**Bedroom 1 13'9" x 12'5" (4.20 x 3.80)**

**Bedroom 2 10'11" x 7'6" (3.35 x 2.30)**

**Shower Room 7'4" x 4'11" (2.25 x 1.50)**

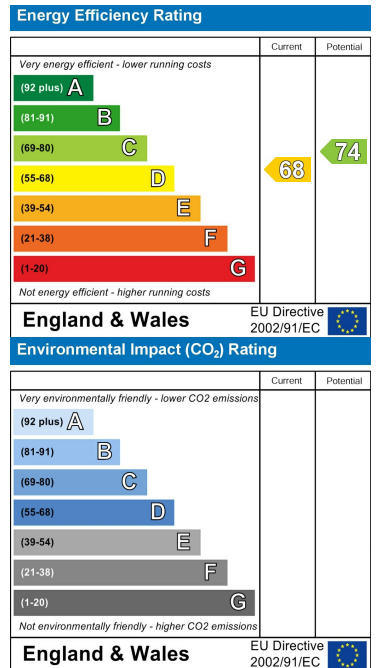
# Floor Plan



# Area Map



# Energy Efficiency Graph



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