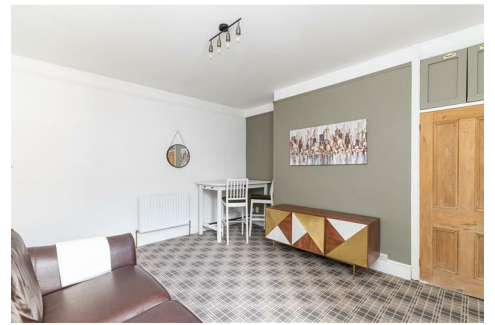




208 Trewitt Road, Newcastle Upon Tyne, NE6 5DY

Offers Over £160,000

Hive Estates are delighted to welcome to the market this beautifully renovated two-bedroom property, ideally situated in the highly sought-after area of Heaton. Offering a fantastic opportunity for both first-time buyers and investors, the property has been tastefully modernised throughout while retaining its original character and charm. Currently tenanted and generating £11,400 in gross annual rental income, the property offers an attractive gross rental yield of 7.13%, making it an excellent investment opportunity.

The property has undergone extensive refurbishment, creating a stylish and welcoming home with a fresh, contemporary feel. The accommodation features a bright and inviting living area, complemented by a newly fitted modern kitchen with attractive finishes and a practical layout. The bathroom has also been fully refurbished, while new carpets and flooring throughout enhance the overall presentation. Additional improvements include soundproofing installed within the ceilings, providing an added level of comfort.

A particular highlight is the impressive principal bedroom, which has been thoughtfully enlarged by incorporating the former third bedroom, creating a wonderfully spacious retreat with plenty of room for furnishings. A second well-proportioned bedroom provides flexible accommodation, ideal for guests, a home office or additional living requirements.

Externally, the property benefits from a south-facing rear yard, enjoying plenty of sunshine throughout the day and creating a lovely suntrap, perfect for outdoor seating, relaxing or entertaining during the warmer months.

Situated in the heart of Heaton, the property enjoys an excellent location close to a variety of independent shops, cafés, restaurants and everyday amenities. Iris Brickfield Park is just a stone's throw away, offering attractive green space on the doorstep, while the nearby Number 1 bus route provides convenient connections to Newcastle City Centre and the surrounding areas.

Combining stylish modern interiors, generous accommodation and a desirable location, this property offers the perfect balance of comfort and convenience. With an established rental income and attractive yield, it presents a fantastic opportunity for investors, while its beautifully refurbished finish makes it equally appealing to first-time buyers looking for a home in one of Newcastle's most popular residential areas.

Lounge/Diner
4.45 x 4.00

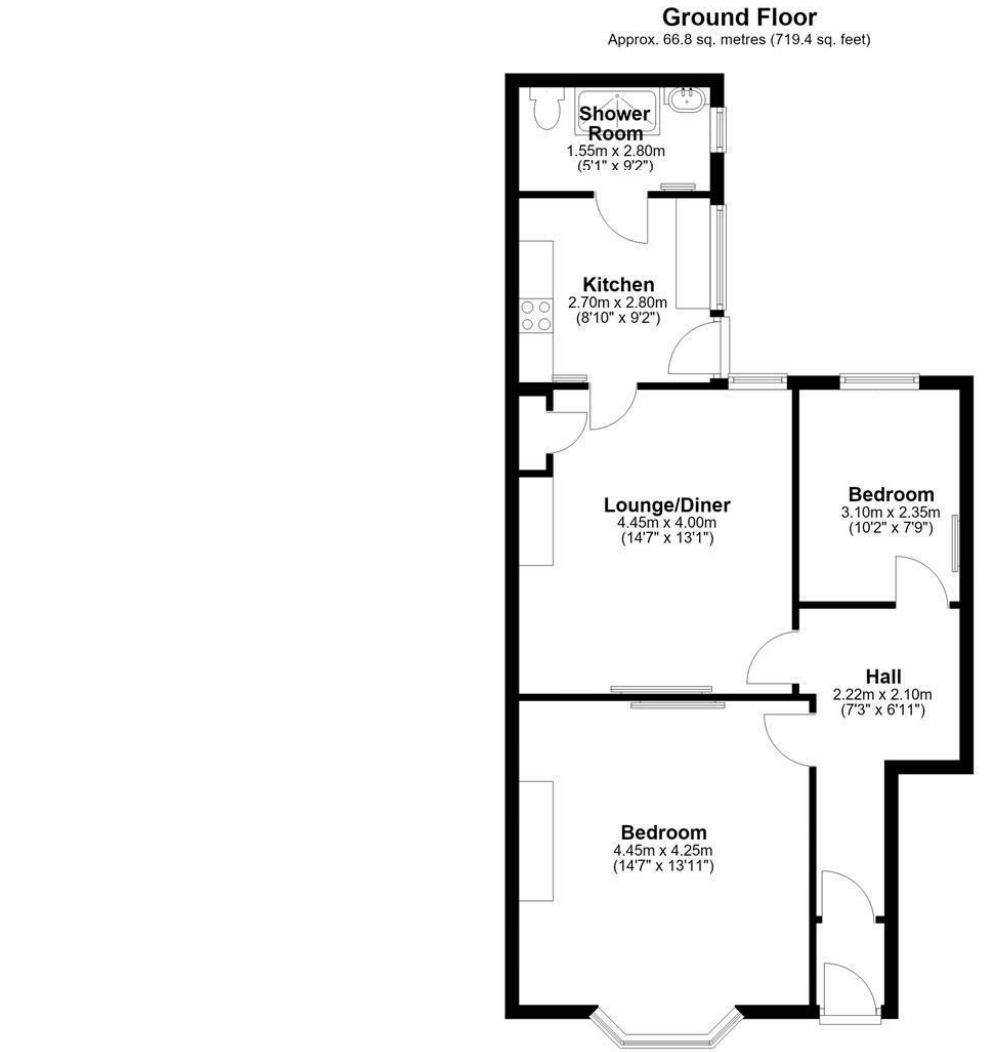
Kitchen
2.70 x 2.80

Bedroom 1 14'7" x 13'11" (4.45 x 4.25)

Bedroom 2 10'2" x 7'8" (3.10 x 2.35)

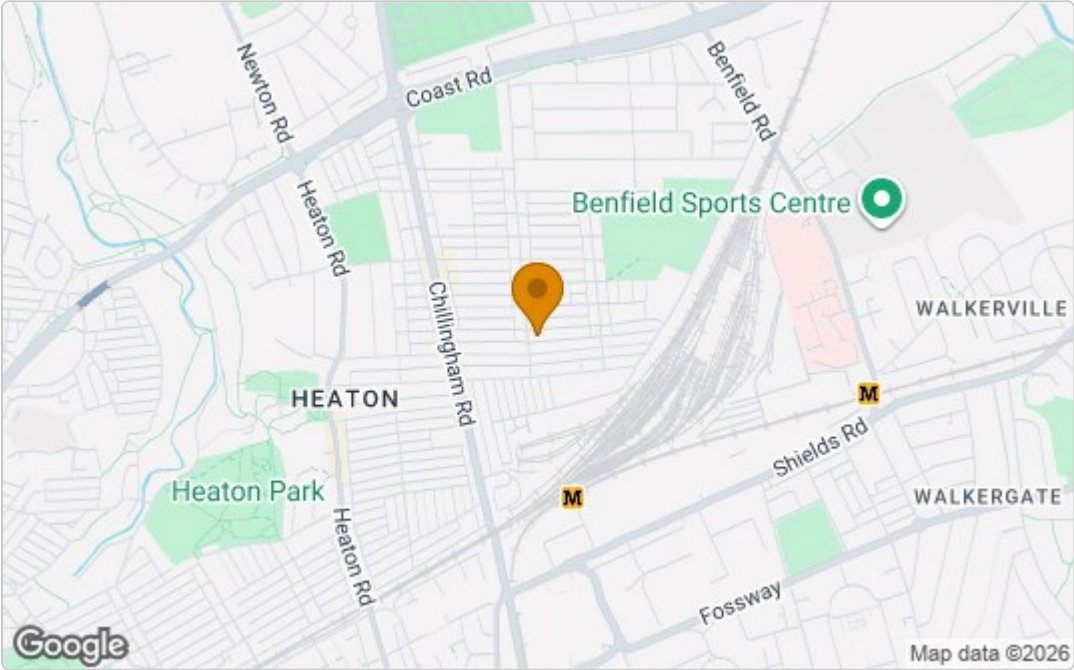
Shower Room 5'1" x 9'2" (1.55 x 2.80)

Floor Plan



Total area: approx. 66.8 sq. metres (719.4 sq. feet)

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

