



**345 Old Durham Road**  
, Gateshead, NE9 5LA

**Offers In The Region Of £130,000**

# 345 Old Durham Road

, Gateshead, NE9 5LA



- For Sale by Modern Auction – T & C's apply
- Rental Income per month £1785
- High demand location AND Investment Property
- Fully Furnished
- 4 Bedrooms
- Off street Parking
- Large Kitchen Diner
- Buyers fees apply
- Subject to Reserve Price
- The Modern Method of Auction

Starting bid - £130,000..Auction end date:- TBC

TURN-KEY HMO INVESTMENT – 345 OLD DURHAM ROAD  
ALL ROOMS FULLY FURNISHED – RENTAL INCOME OF £1,785 PER MONTH

Currently Fully Let to 4 Tenants

An ideal investment opportunity, this fully tenanted HMO is located at 345 Old Durham Road and is ready for a hands-off investor. Spread across two floors, the property is sold as seen with all furniture and white goods included.

The property benefits from full compliance:

EICR (Electrical Installation Condition Report)  
Gas Safety Certificate  
Portable Appliance Testing (PAT)  
Smoke Alarms

The layout includes a communal entrance and hallway leading to the first floor. All four bedrooms are fully furnished, each with a wardrobe and chest of drawers. Three rooms contain double beds, while the fourth features a  $\frac{3}{4}$  size double.

The shared kitchen and living space offer excellent functionality, with:

Ample cupboard storage  
Two large fridge freezers  
Washing machine  
Dishwasher  
Electric hob and oven  
Dining table and chairs  
2 Rooms with en-suite

Externally, there is a shared rear yard.

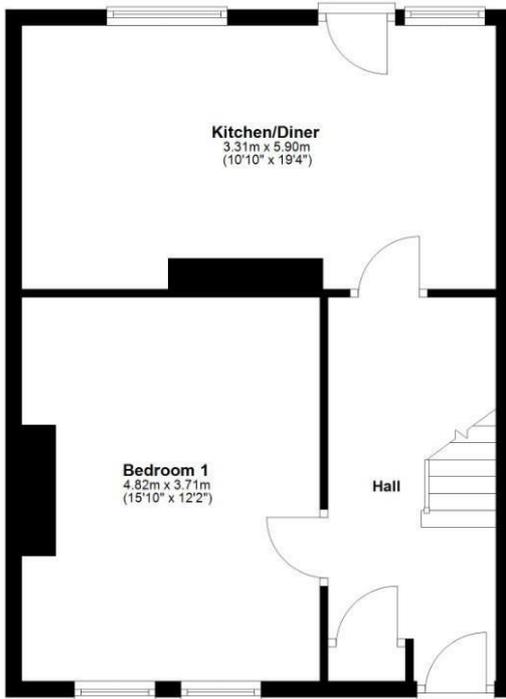
EPC Rating: C



# Floor Plan

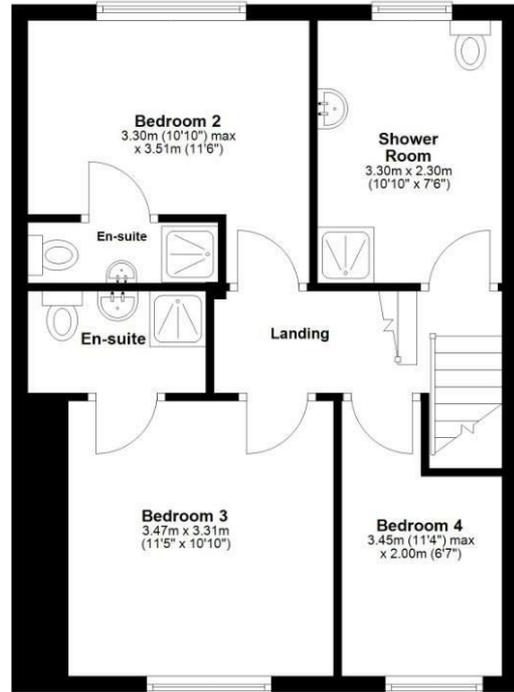
## Ground Floor

Approx. 48.6 sq. metres (522.7 sq. feet)



## First Floor

Approx. 48.6 sq. metres (523.5 sq. feet)



Total area: approx. 97.2 sq. metres (1046.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Biz Space, Amber Court William Armstrong Drive, Newcastle, Tyne and Wear, NE4 7YA  
 Tel: 0191 2439231 Email: info@prime-propertyassociates.co.uk www.prim-propertyassociates.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>69</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	