



## Gerald Street, Elswick, NE4 8QH

£70,000

\*\*\*INVESTMENT PROPERTY\*\*\* - Brunton Residential are delighted to offer this first floor flat. The property is in an excellent internal condition and is offered as part of a wider portfolio. The property is already let with tenancies in place. It is the sellers intention to sell the property along with others within the portfolio. For further info on investment/return details please call our sales team on 01912368347.

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**Landing**

**Lounge**

14'1" x 12'5" (4.3 x 3.8)

**Kitchen**

14'9" x 8'2" (4.5 x 2.5)

**Bedroom**

12'5" x 9'6" (3.8 x 2.9)

**Bedroom**

10'9" x 8'2" (3.3 x 2.5)

**Bedroom**

9'10" x 8'2" (3.0 x 2.5)

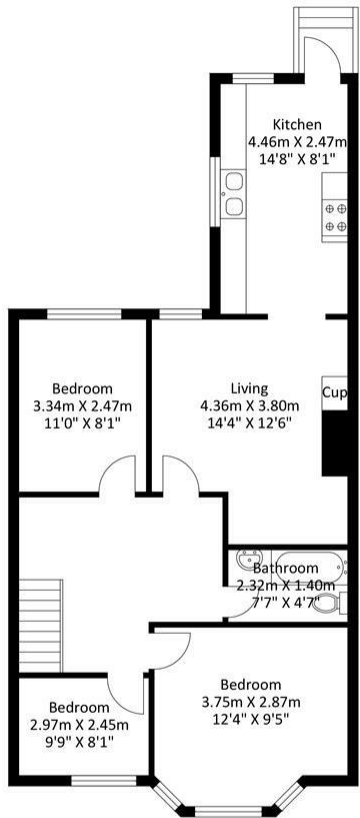
**Bathroom**

7'6" x 4'7" (2.3 x 1.4)

**Disclaimer.**

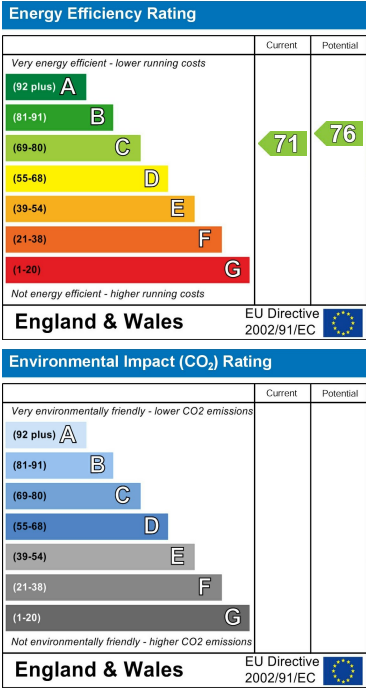
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Gerald St Newcastle, NE4 8QH



Top Floor Mid Terraced Flat  
Approximate Floor Area  
741.63 sq. ft  
(68.90 sq.m)

Approximate Gross Internal Area = 68.90 sq m / 741.63 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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.