

T. 01912368347
E. info@bruntonresidential.com
A. Brunton Residential Middleton
W. South, Wagonway Drive, NE13
9RT



Warwick Street

Heaton, NE6 5AQ

****INVESTMENT HMO** - **BEST AND FINAL WEDNESDAY 6TH MARCH **** POPULAR LOCATION - PRE LET FOR 2024 / 2025
Investment opportunity, situated on Warwick Street in Heaton. This large three story property has five bedrooms and has a HMO license for 4 people, currently let to students for £16,632pa and pre-let for £17,676pa from 1st September 2024. The Property has been continuously rented for over 25 years and will be a sought after investment. Will be sold fully furnished including white goods. Please see the 360 virtual tour attached. Call today for more information.

£225,000

29 Warwick Street

Heaton, NE6 5AQ



Briefly comprising: entrance hallway with stairs up to the first floor landing, bedroom one with large bay window to the front, communal lounge area with access to the kitchen and access to the rear yard. The first floor is made up of two further bedrooms and the bathroom. To the second floor there is a loft bedroom and a spare room. Externally, there is the rear yard, which gives access to the back lane. On street parking is also available.

This is a fantastic opportunity to acquire an impressive 4/5 bedroom HMO property in an extremely sought after location, act fast to avoid disappointment. PLEASE NOTE THE CURRENT LICENCE IS FOR A MAXIMUM OF 4 TENANTS.

ON THE GROUND FLOOR

Hallway

Bedroom

15'2" x 12'8" (4.63m x 3.85m)

Lounge

15'9" x 12'8" (4.81m x 3.85m)

Kitchen

8'4" x 7'9" (2.54m x 2.35m)

ON THE FIRST FLOOR

Landing

Bedroom

13'5" x 16'5" (4.08m x 5.00m)

Bedroom

15'2" x 9'6" (4.63m x 2.90m)

Bathroom

ON THE SECOND FLOOR

Landing

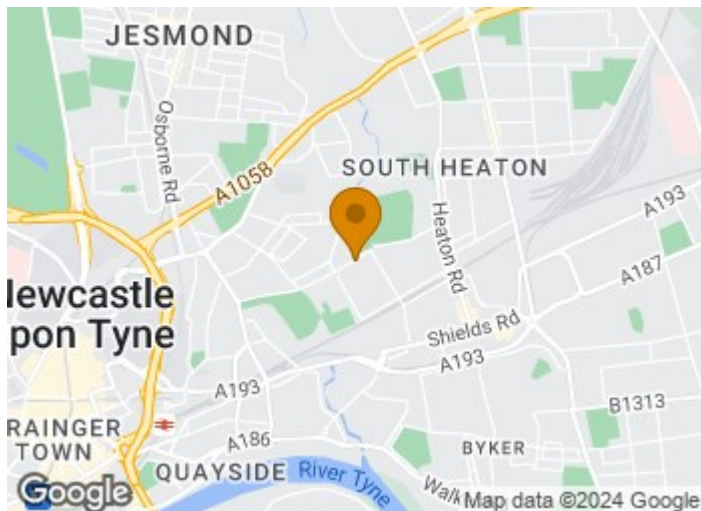
Bedroom

9'11" x 14'9" (3.01m x 4.50m)

Office

12'3" x 7'10" (3.73m x 2.40m)

Disclaimer



- INVESTMENT OPPORTUNITY
- THREE STORY HOUSE
- SOUGHT AFTER LOCATION
- 25+ YEARS OF RENTAL HISTORY
- PRE-LET FOR 2024/25
- TERRACED
- 360 VIRTUAL TOUR
- RENT - £1,386 RISING TO £1,473pcm
- FIVE BEDROOMS / LICENCED AS A FOUR
- YIELD CIRCA 7.6%



Floor Plan



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