

For Sale



## 236 Simonside Terrace, Heaton NE6 5DR

Upper Maisonette located on popular Heaton street within easy striking distance of Chillingham Road. The property briefly comprises of lounge, kitchen, four double bedrooms and shower room.

The property is currently tenanted by three occupants, producing a rental income of £12,600\*, presenting any purchase with an opportunity to let the remaining room and increase rental income & return accordingly.

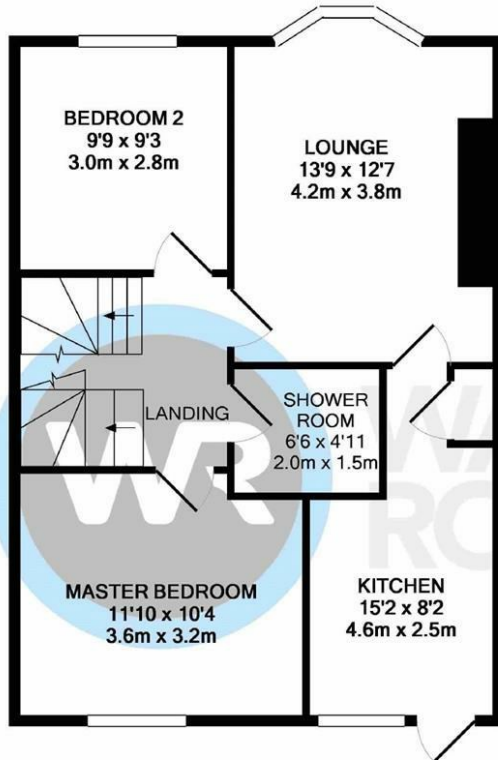
- Investment Opportunity
- £12,600pa Rental Income\*
- 9% Gross Yield\*
- 3/4 Rooms Currently Let
- Maisonette
- Four Bedrooms
- On Street Parking
- Close to Chillingham Road
- Ideal Buy to Let
- EPC Rating D

Price £140,000 Leasehold

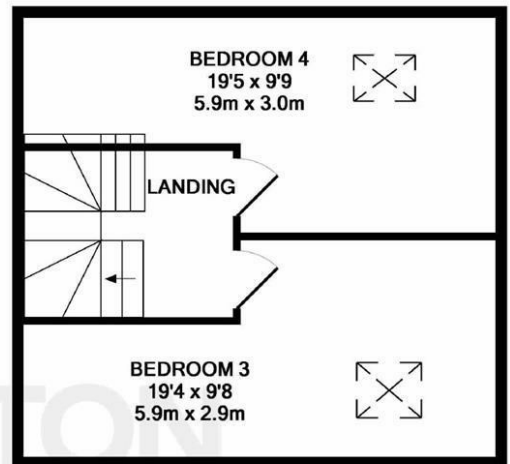
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GROUND FLOOR  
APPROX. FLOOR  
AREA 16 SQ.FT.  
(1.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 591 SQ.FT.  
(54.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 397 SQ.FT.  
(36.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1004 SQ.FT. (93.3 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	71
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	52	66
England & Wales		
EU Directive 2002/91/EC		