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****HMO INVESTMENT** FALMOUTH ROAD, HEATON, NE6**

Offers Over £265,000

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HMO INVESTMENT - CIRCA 8.6% YEILD - TO BE SOLD TENANTED

Ideally located within the ever-popular Heaton area, this modern HMO investment property generates an attractive rental income and will be sold with tenants in situ.

The property provides well-proportioned accommodation throughout, making it highly appealing to tenants, and benefits from a practical layout suited to professional tenants, including off-street parking, an open plan kitchen/living room and two bathrooms.

This is an excellent opportunity for investors seeking a ready-made income-generating asset in a consistently in-demand location, with potential for future growth and continued strong yields.

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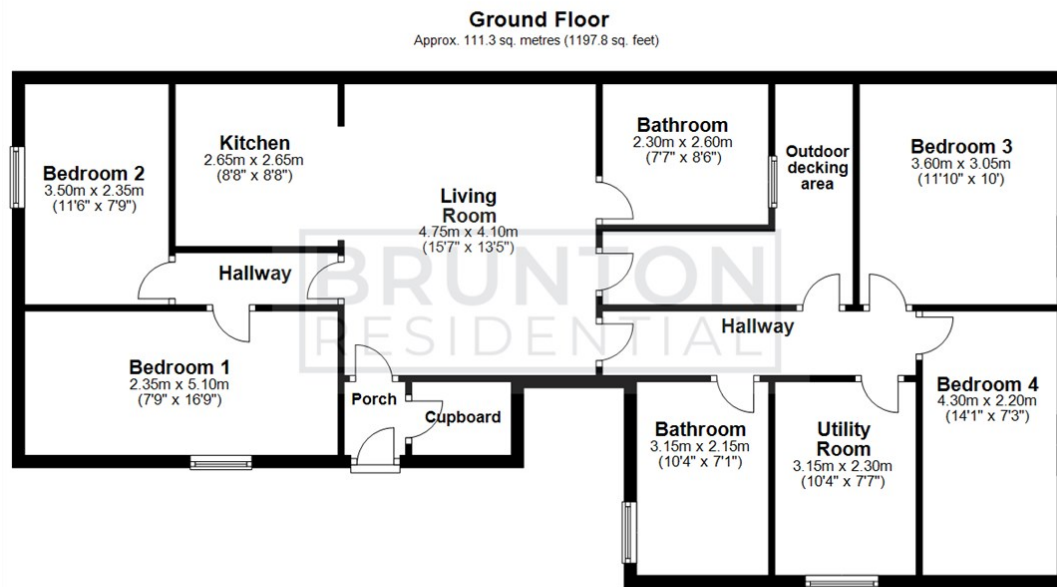
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TENURE : Leasehold

LOCAL AUTHORITY :

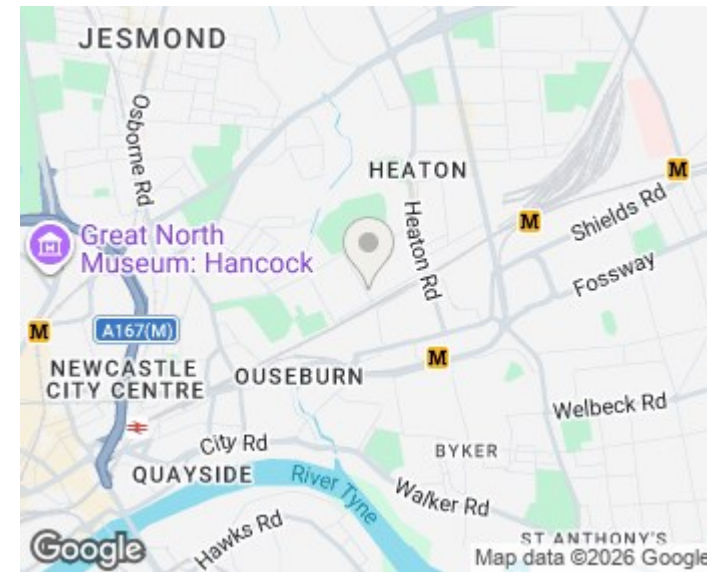
COUNCIL TAX BAND : A

EPC RATING : C



Total area: approx. 111.3 sq. metres (1197.8 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



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			
		71	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	