

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST







📍 Westgate Road, Newcastle Upon Tyne NE4 6AJ



# Westgate Road, Newcastle Upon Tyne NE4 6AJ

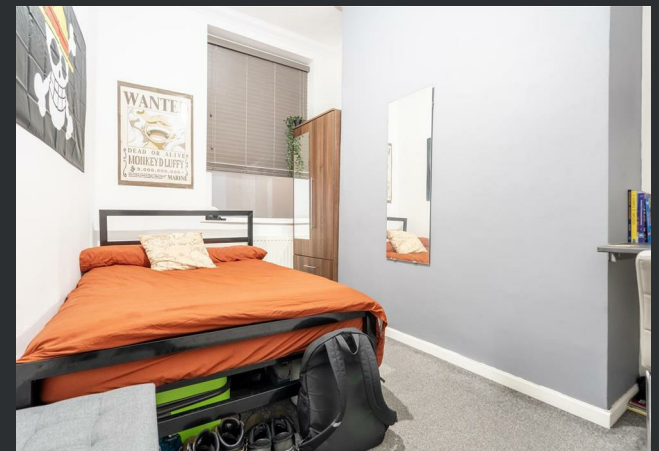
**Asking Price**  
**£250,000**

Signature North East welcomes you to this four-bedroom investment property, sold with tenants in situ and ideally located on Westgate Road, close to Newcastle City Centre. The property benefits from a highly convenient position with a wide range of city centre amenities on hand, while Summerhill Park is nearby, offering rare and welcome green space close to the heart of the city. Both St James Metro Station and Newcastle Central Station are within close proximity, providing excellent transport links.

From the entrance hallway, stairs lead up to the first floor, where you are welcomed into a spacious living room featuring large windows that flood the space with natural light. The kitchen offers practical wall and base units with ample countertop space, making it well suited to shared living. Completing this level is bedroom one, a well-sized double room.

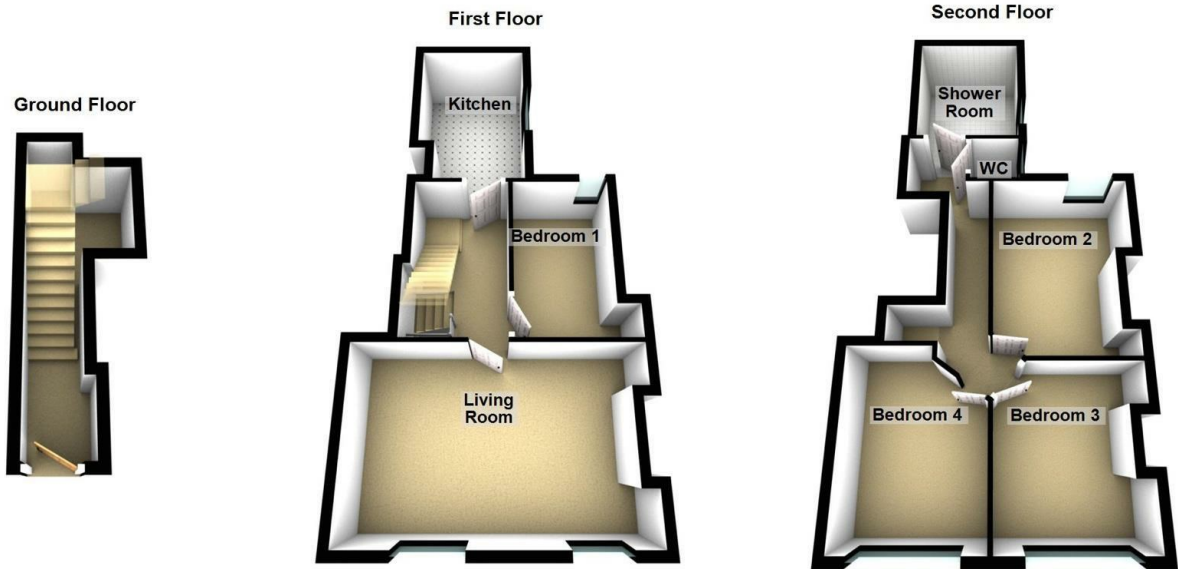
Continuing to the second floor, the property offers three further well-proportioned double bedrooms. A shower room fitted with a walk-in shower and wash basin, along with a separate WC, completes the internal layout, enhancing practicality for occupants.

Externally, the property enjoys excellent access to Newcastle City Centre, with a wealth of amenities right on the doorstep. Parking is available on-street nearby, adding further convenience to this centrally located investment opportunity.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 96.9 sq. metres (1042.7 sq. feet)

## Measurements:

- Living Room  
11'11" x 6'6"
- Bedroom One  
11'6" x 6'9"
- Kitchen  
7'11" x 11'8"
- Bedroom Two  
12'11" x 8'5"
- Bedroom Three  
11'1" x 6'6"
- Bedroom Four  
12'0" x 9'1"
- WC  
3'8" x 3'6"
- Shower Room  
7'0" x 8'5"

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 78                      |
| (55-68) D                                   | 64      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |







More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://allAgents.co.uk)



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on [allAgents.co.uk](https://allAgents.co.uk) - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News