

SIGNATURE

NORTH EAST

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📍 Westgate Road, Newcastle Upon Tyne NE4 6AJ

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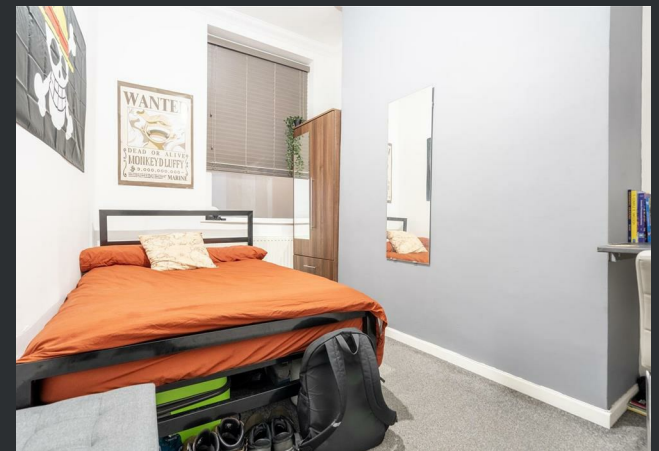
**Asking Price
£250,000**

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.

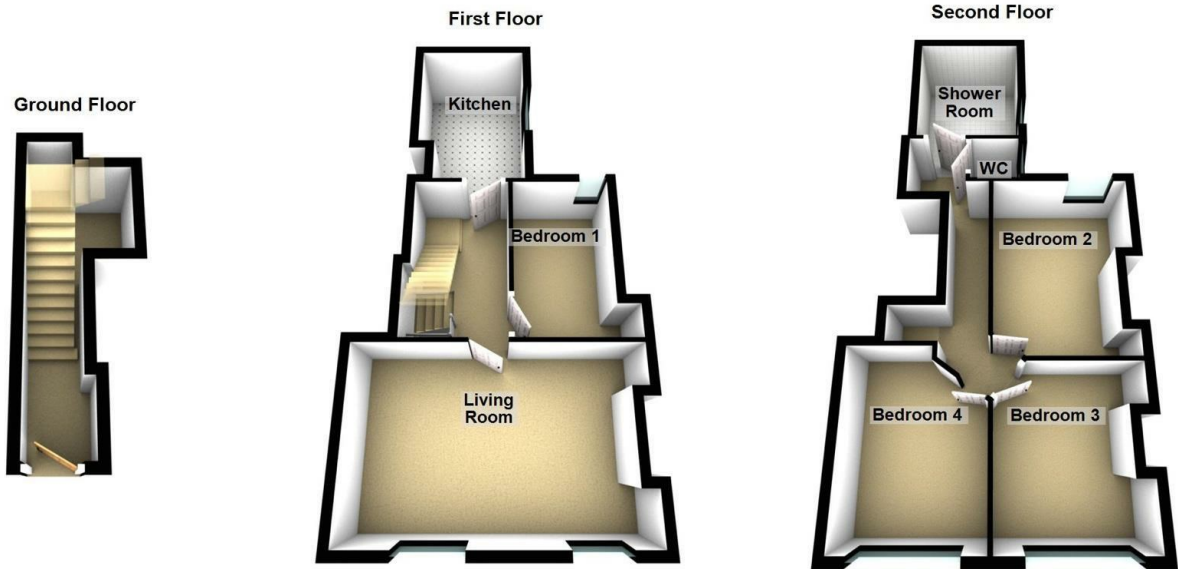
Continuing to the second floor, the property offers three further well-proportioned double bedrooms. A shower room fitted with a walk-in shower and wash basin, along with a separate WC, completes the internal layout, enhancing practicality for occupants.

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





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