



## Westgate Road

### Newcastle City Centre

- Ground & Basement Level Maisonette
- Five Bedrooms
- One Reception Room
- Three Bathrooms

**Offers Over: £225,000**

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380 West Road, Fenham, NE4 9RL

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## WESTGATE ROAD, NEWCASTLE UPON TYNE NE4 6AJ

### PROPERTY DESCRIPTION

Located in a former bank building, close to city centre amenities, is this ground and basement floor maisonette. The current owners have carried out renovations to the property. To the ground floor is an open plan entrance/lounge, kitchen, dining room/bedroom, further bedroom and bathroom. Stairs lead down to the lower floor level with accommodation comprising of landing, three bedrooms and two bathrooms.

The property benefits from double glazing where stated.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69. Located nearby is the International Helix Development site with supporting cycle lanes and permit parking schemes.

Early viewing is recommended.

Council Tax Band: A

EPC Rating: C

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search.

Confirmation should be sought from a conveyancer as to its effect on the property, if any.

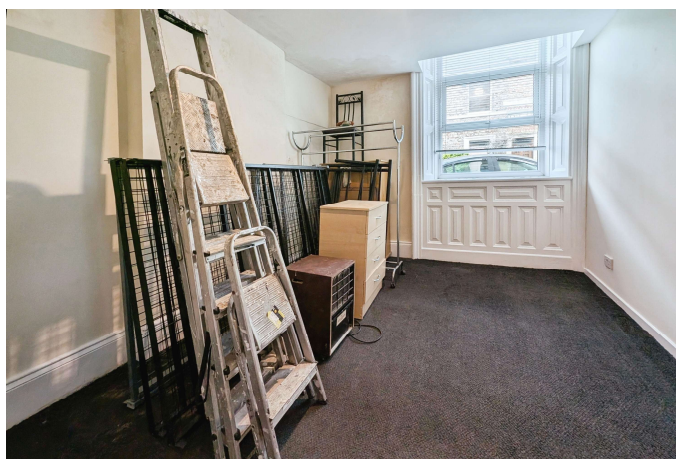
### TENURE

It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 964 years remaining as at February 2025

Ground Rent: £30 pa (the current owner has advised there are four ordinary shares which have been issued to the four owners, therefore the ground rent is not payable).

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**WESTGATE ROAD, NEWCASTLE UPON TYNE NE4 6AJ**

**Open Plan Entrance/Lounge**

**Lounge Area 17' 2" x 10' 11" (5.23m x 3.32m)**

Single glazed window to the front. Double glazed window to the side. Stairs to lower floor landing. Coving. Radiator.

**Kitchen 13' 7" x 9' 11" (4.14m x 3.02m)**

Single glazed window to the front. Gas hob. Electric oven. Extractor hood. Plumbed for washing mashing. Sink/drainер.

**Dining Room/Bedroom One 11' 2" x 8' 10" (3.40m x 2.69m)**

Double glazed window to the side. Radiator.

**Bedroom Two 13' 8" x 9' 6" (4.16m x 2.89m)**

Double glazed window to the side. Radiator.

**Bathroom One 8' 11" x 7' 10" max (2.72m x 2.39m)**

Shower cubicle. Pedestal wash hand basin. Low level WC. Heated towel rail.

**Lower Floor Landing**

Double glazed window to the front. Radiator.

**Bedroom Three 11' 0" x 9' 7" (3.35m x 2.92m)**

Double glazed window to the front. Double glazed window to the side. Radiator.

**Bedroom Four 13' 9" x 9' 3" (4.19m x 2.82m)**

Double glazed window to the side. Radiator.

**Bedroom Five 14' 0" x 8' 5" (4.26m x 2.56m)**

Double glazed window to the side. Radiator.

**Bathroom Two 6' 1" x 4' 11" (1.85m x 1.50m)**

Shower cubicle. Low level WC. Pedestal wash hand basin. Extractor fan.

**Bathroom Three 8' 4" x 4' 8" (2.54m x 1.42m)**

Shower cubicle. Pedestal wash hand basin. Low level WC. Heated towel rail. Extractor fan.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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