

Westgate Road, Newcastle upon Tyne NE4 6AJ

Auction Guide Price: £130,000

Cash Buyers Only - For sale by auction is this ground and basement floor maisonette, located in a former bank building, close to city centre amenities. 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





Ground and Basement Level Maisonette

One Reception Room

Five Bedrooms

Three Bathrooms

For any more information regarding the property please contact us today

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/drainer.

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.















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.

RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? No Restrictions on property? No

Easements, servitudes or wayleaves? No Public rights of way through the property? No

RISKS

Flooding in last 5 years: No Risk of Flooding: Zone 1

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No Outstanding building works at the property: No

ACCESSIBILITY

This property has no accessibility adaptations.

TENLIRE

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

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).

AUCTION DETAILS

For Sale by Auction: Thursday 11th December 2025

Bidding opens 24 hours prior at 10am.

Option 1

Terms and Conditions apply

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831 360

Terms and conditions apply see website www.agentspropertyauction.com

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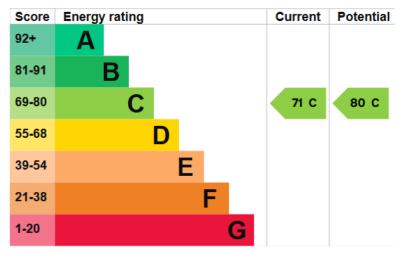












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