



**Warkworth Crescent  
Newcastle Upon Tyne, NE15 8PL**

Guide Price £60,000

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## MAIN FEATURES:

- Well Presented Ground Floor Flat
- Modern Kitchen
- Lounge/Diner
- Double Bedroom & Bathroom/WC
- Benefitting from a Long Lease

Situated on Warkworth Crescent, this well-presented ground floor flat presents an excellent opportunity for landlord buyers only, with a paying tenant in situ providing immediate rental income. The accommodation briefly comprises a bright and comfortable lounge, a modern refitted kitchen with contemporary units, a spacious double bedroom, and a well-appointed bathroom/WC. The property is maintained to a good standard throughout and benefits from a long lease, making it a solid and attractive investment.

Newburn is a popular and established residential area to the west of Newcastle upon Tyne, known for its strong rental demand and good local amenities. The area offers convenient access to shops, schools, cafes and regular public transport links, with straightforward commuting into Newcastle city centre and surrounding areas. Additionally, Newburn Riverside Country Park and pleasant riverside walks along the River Tyne are close by, adding to the area's appeal for tenants seeking green space and outdoor activities. This property combines a desirable location with well-presented accommodation and an existing tenancy, making it an ideal buy-to-let investment. Early interest is advised.

## MEET THE TEAM



Tom Cranenburgh



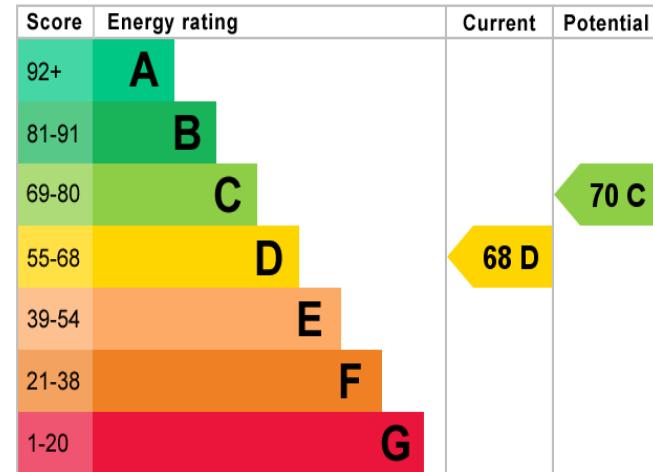
Lewis Foster



Ruby Richards



Ray Aguirre



We are here to help with any questions  
or information you need.

**Are you looking for a solicitor or mortgage?**  
We can help arrange an appointment - Get in touch.



We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

**Viewings:** By appointment.

For further information contact us:

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**We're Open:**

8am – 8pm 7 days a week

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