



## Wellington Street

Newcastle Upon Tyne, NE4 5TA

Offers In The Region Of £155,000



**\*\*PROPERTY TO BE SOLD AS AN INVESTMENT ONLY\*\***

**\*\*Images are for marketing purposes and may not reflect the current condition. The property is currently tenanted.\*\***

A well-presented two-bedroom terraced home, ideally located in a popular residential area of Newcastle upon Tyne, offering modern interiors and a low-maintenance rear garden.

The property briefly comprises an entrance hallway leading through to a bright and spacious living room, finished in neutral décor with ample natural light. To the rear, there is a modern fitted kitchen with a range of wall and base units, integrated cooking appliances, and space for additional white goods.

Upstairs, the property offers two well-proportioned bedrooms, both tastefully presented, along with a contemporary bathroom suite featuring a walk-in shower, wash basin, and WC.



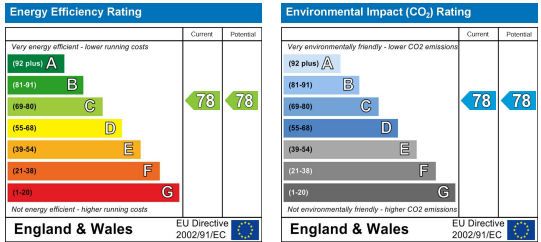
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.