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- 2 Bedroom Ground Floor Flat
- Ideal for a First Time Buyer
- Sealed Unit Double Glazed Windows
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- Modern Refitted Bathroom
- Low Maintenance Gravelled Garden
- Council Tax Band A

- No Upper Chain Involved
- Gas Central Heating
- EPC C

2 bedroom ground floor flat with no upper chain involved, benefitting from gas central heating and sealed unit double glazed windows, perfect for a first time buyer. Briefly comprising of an Entrance Hallway with laminate flooring, Lounge to the rear aspect with a feature fireplace. Kitchen with wall and base units, work top surfaces, one and a half sink and drainer unit, tiled splash back, integrated electric oven and gas hob with an extractor over, plumbed for washing machine, laminate flooring, door to rear garden and two storage cupboards. Bathroom which has a bath with a mains shower over, low level w/c, pedestal hand wash basin, heated towel rail, tiled walls and laminate flooring. Bedroom 1 is to the front aspect, Bedroom 2 is also to the front aspect and has laminate flooring.

Externally there is a gravelled area to the front and a low maintenance gravelled garden to the rear.

Benson Road is ideally located close to Newcastle Retail Park and is convenient for shops, pubs, restaurants and cafes of both Shields Road and Chillingham Road. There is a Metro station nearby and excellent road and public transport links into the city and throughout Tyneside.





Energy Performance: Current C Potential C

Council Tax Band: A

Distance to local shops: 0.2 miles

Distance to Byker Metro: 0.4 miles

Distance to City Centre: 2.1 miles

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Floor Plan
Floor area 49.9 sq.m. (537 sq.ft.)

Total floor area: 49.9 sq.m. (537 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 75 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.