



Ellesmere Road, Benwell, Newcastle upon Tyne NE4 8TR

**Auction Guide Price: £43,500**

**CASH BUYERS ONLY**

For sale by auction with no chain is this ground floor flat located in Benwell. The accommodation briefly comprises of hallway, lounge, kitchen, two bedrooms and bathroom. Externally, there is a shared rear yard.

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. Early viewing is recommended.

Council Tax Band: A  
EPC Rating: D





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**Ground Floor Flat**

**Two Bedrooms**

**Cash Buyers Only**

**Shared Rear Yard**

**For any more information regarding the property please contact us today**

**Hallway**

Storage cupboard. Radiator.

**Lounge 12' 9" max x 14' 10" (3.88m x 4.52m)**

Double glazed window to the front. Storage cupboard. Radiator.

**Kitchen 12' 1" x 8' 4" (3.68m x 2.54m)**

Double glazed window to the rear. Sink/drainers. Door to the rear.

**Bedroom One 13' 9" max x 11' 10" into bay (4.19m x 3.60m)**

Double glazed bay window to the front. Radiator.

**Bedroom Two 11' 5" x 8' 0" (3.48m x 2.44m)**

Double glazed window to the rear. Radiator.

**Bathroom**

Panelled bath. Pedestal wash hand basin. Low level WC. Radiator.

**External**

Shared yard to the rear.

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: On Street Parking

The property benefits from double glazing throughout.

#### 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.

#### MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that ... (the roof is thatched / this is a prefabricated building / this is non-standard construction)

#### 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 no accessibility adaptations.

#### TENURE

It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

For Sale by Auction: Thursday 29th May 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

Terms and conditions apply see website [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	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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