

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Canning Street, Benwell NE4 8UH

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Benwell NE4 8UH

**Offers Over £64,950**

A great investment opportunity has arisen to the market to acquire this two bedroom flat, situated within the popular residential area of Benwell and is close to the enviable city centre of Newcastle Upon Tyne and its many amenities.

The property briefly comprises a living room and kitchen, along with two bedrooms and a bathroom, all of which offering scope to modernise and to personalise to create the ideal home in this location, especially for first time buyers.

Externally, there is on street parking to the front and is only a short walk away from a community park.

Please note, this property is available to investors only.

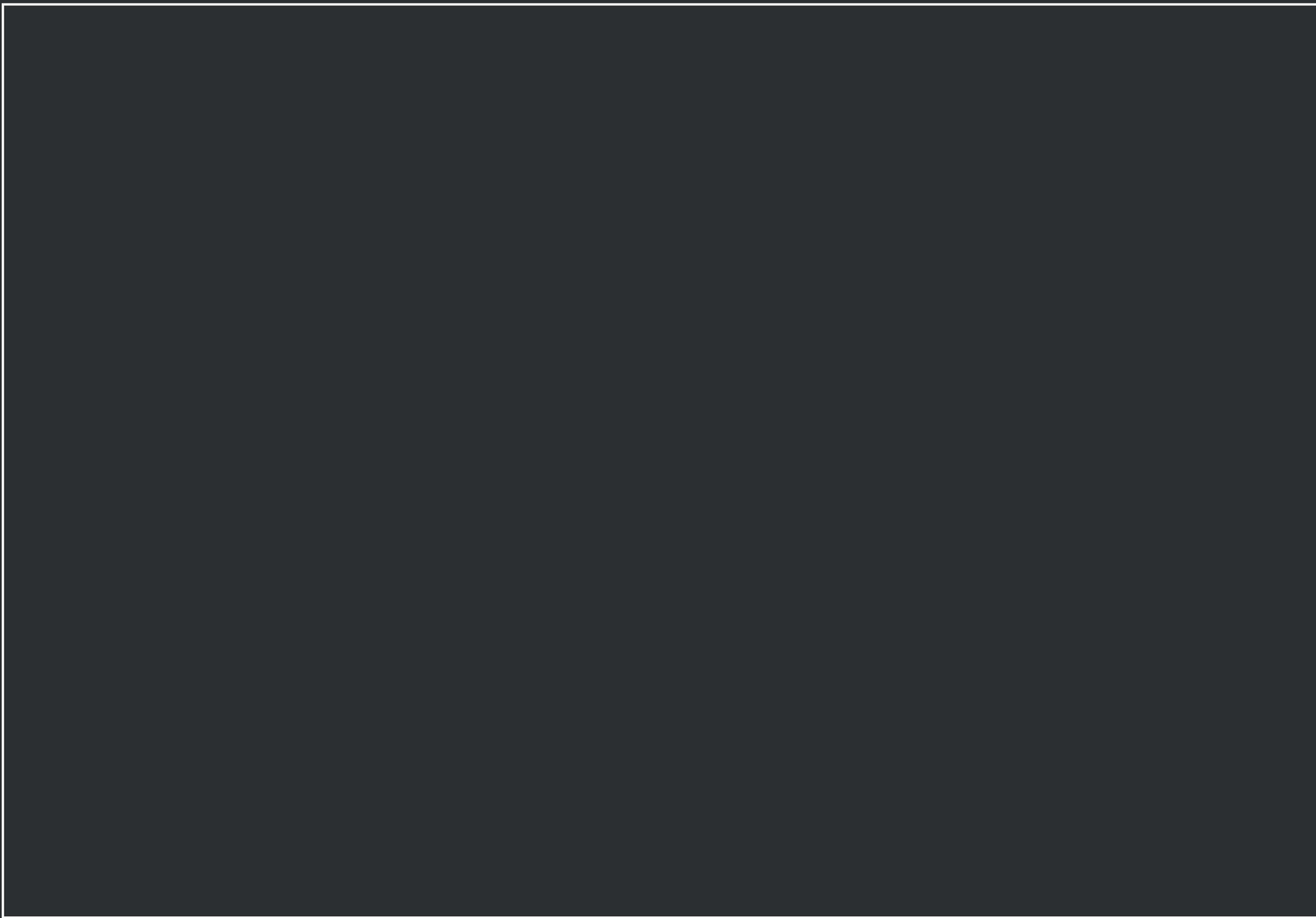
Newcastle upon Tyne is a beautiful city on the River Tyne in northeast of England. With its twin city, Gateshead, it was a major shipbuilding and manufacturing hub during the Industrial Revolution and is now a centre of business, arts and sciences. Spanning the Tyne, modern Gateshead Millennium Bridge, noted for its unique tilting aperture, is a symbol of the two cities. It has excellent shopping amenities, as well as nearby schooling.

# PROPERTY FLOORPLAN

## Measurements:

### Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | <b>71</b>                                                                                                     | <b>77</b> |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |





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