

# SIGNATURE

## NORTH EAST

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







📍 Ellesmere Road, Benwell NE4 8TS



Ellesmere Road,  
Benwell NE4 8TS

**Offers Over £95,000**

A great investment opportunity has arisen to the market to acquire this four bedroom terraced house, situated within the popular residential area of Benwell, close to the sought after city centre of Newcastle Upon Tyne and its many amenities.

The property briefly comprises a living room, dining room and kitchen, with the four bedrooms and three piece bathroom on the first floor.

Externally, there is more than sufficient on street parking to the front, with additional parking on the surrounding streets.

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.


Council Tax Band: A  
Tenure: Freehold

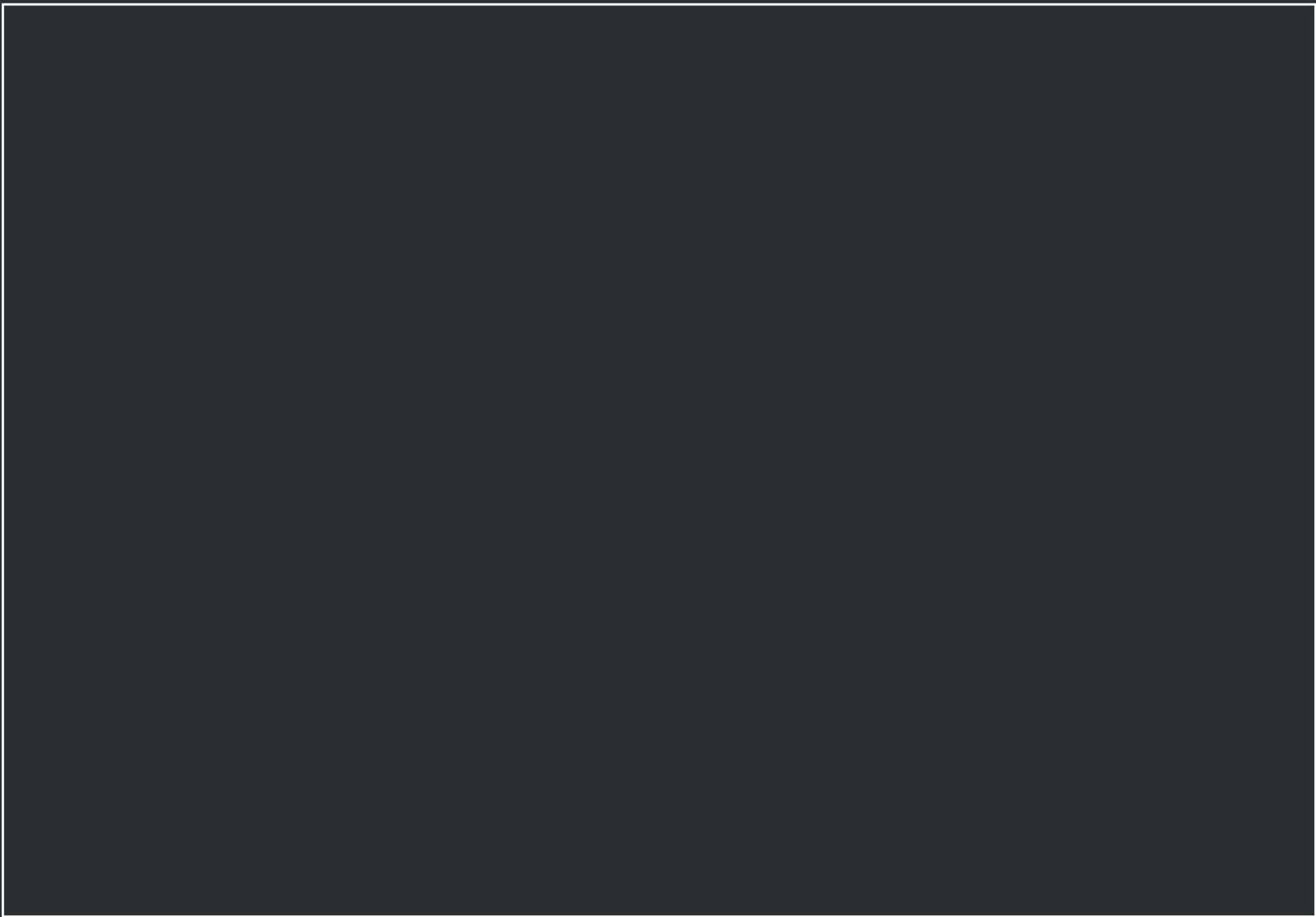
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

## Measurements:

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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**FINANCE**

**LAW**

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