

SIGNATURE

NORTH EAST

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





📍 Williams Park, Newcastle Upon Tyne NE12 8BL

Williams Park, Newcastle Upon Tyne NE12 8BL

Offers Over £135,000

Signature North East welcomes you to this second-floor, two-bedroom flat, located in the popular residential area of Benton. The surrounding neighbourhood offers an excellent range of amenities including shops, schools, and a variety of eateries. Transport links are highly convenient, with both Four Lane Ends and Benton Metro stations close by, making travel across the region effortless.

Upon entering the property, you are welcomed into the entrance hall, which also offers a convenient storage cupboard. From here, you step into the spacious living room, providing ample space for furnishings and boasting multiple large windows that fill the room with natural light. A balcony is accessed via the living room, offering a pleasant spot for fresh air and a connection to the outdoors. The kitchen provides a practical range of wall and base units with coordinating worktops, creating a functional space for everyday use.

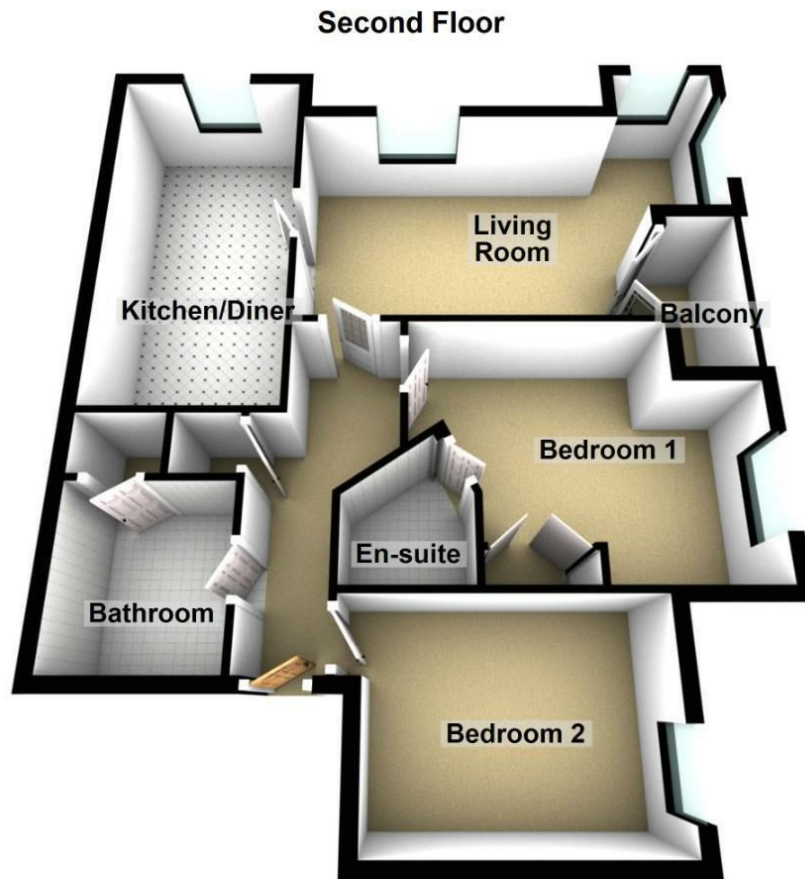
Continuing through the apartment, you will find two well-proportioned double bedrooms. The principal bedroom enjoys the added benefit of an en suite for extra comfort and privacy. Completing the home is the family bathroom, equipped with a walk-in shower, wash basin, and WC.

Externally, the property offers one allocated parking space along with additional visitor parking, providing convenience for both residents and guests.



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

PROPERTY FLOORPLAN



Total area: approx. 71.3 sq. metres (767.3 sq. feet)

Measurements:

Kitchen / Diner
16'10" x 8'3"

Living Room
17'11" x 13'3"

Bedroom One
14'7" x 10'5"

Bedroom Two
11'6" x 8'11"

Bathroom
7'4" x 6'9"

En Suite
5'6" x 5'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC







More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk)



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk) - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News