

# 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 £89,950**

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

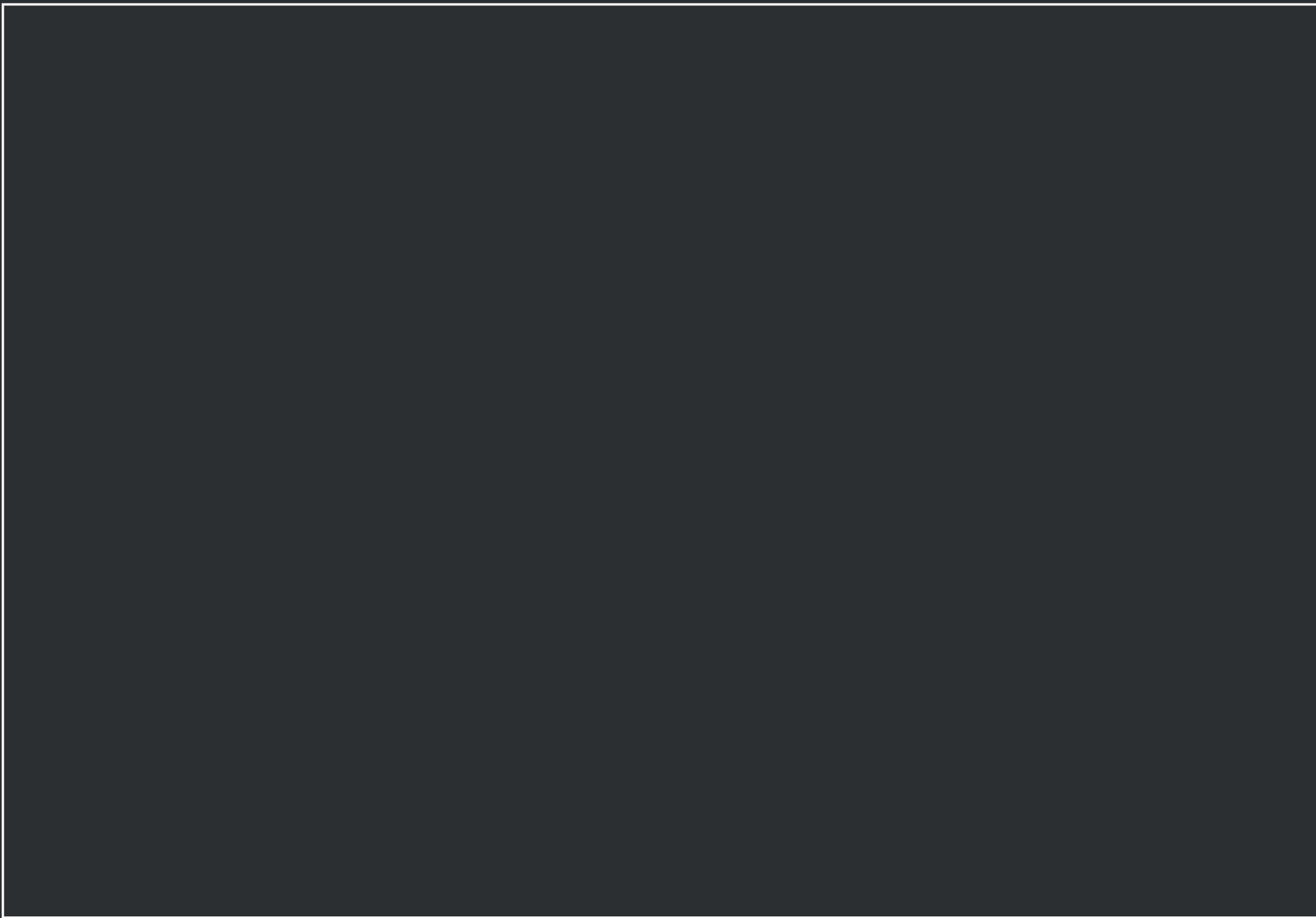
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

## Measurements:

### Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                        |
|---------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                                  |
| (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>                             |           |                                                                                                                  |
| Not energy efficient - higher running costs |           |                                                                                                                  |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>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