



****AVAILABLE SEPTEMBER 2025****

****FURNISHED** **FANTASTIC LOCATION**** A

stunning first floor flat found on Benton Road, Newcastle upon Tyne. Conveniently situated only a stone's throw from several shops and eateries as well as Four Lane Ends Metro Interchange. There are also brilliant bus links, HMRC Ministry building only a short walk away and found in the catchment area for several good schools!

The accommodation briefly comprises a ground floor entrance lobby with stairs to a spacious first floor landing that includes a generous store cupboard. There is lounge to the front with engineered oak wood flooring, tasteful furniture and a wall mounted TV. There are two double bedrooms, both furnished and with fitted wardrobes, as well as stylish shower room WC. Finally there is a large modern kitchen/diner, complete with appliances, dining table & chairs, tiled splash backs and ample worktop space. Accessed from the kitchen there is also a door to the rear passage way lead back down to the ground floor. Fully furnished throughout with double glazed windows and gas central heating, this exemplary property would be ideally suited to a professional couple or sharers alike.

Please note: this property is situated above commercial premises.

Available 19th September 2025 | £925pcm | 820 Sq. ft (76.2 m2) | First Floor Flat | Furnished | Lounge | Two Double Bedrooms | Store Cupboard | Modern Refitted Kitchen | Plush Shower Room WC | Rear Hallway | Excellent Location | Permit Parking Available | GCH & DG | Close To Public Transport Links | Several Shops Nearby | Above Commercial Premises | Council Tax Band: A | EPC Rating: D

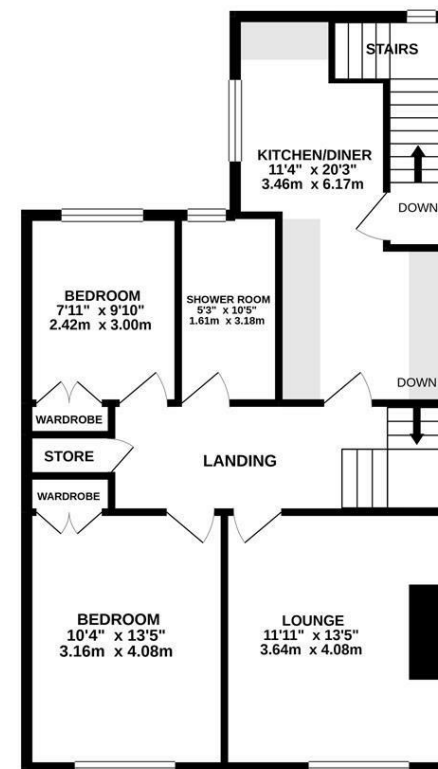
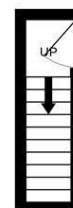
£925 PCM



GROUND FLOOR
67 sq.ft. (6.2 sq.m.) approx.



FIRST FLOOR
754 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA: 820 sq.ft. (76.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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