

# BRUNTON

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## RESIDENTIAL



**\*\*INVESTMENT PROPERTY\*\* BENTON ROAD, HIGH HEATON, NE7**

**Offers Over £140,000**

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**\*\*Investment Property\*\* \*\*Please Note This Property Is Currently Tenanted Until November 2026 for £795pcm\*\***

Spacious three-bedroom upper flat, attractively positioned on the popular Benton Road in the sought-after area of High Heaton, Newcastle-upon-Tyne. Close to local shops, amenities and transport links.

The accommodation is accessed via a private entrance with stairs leading to the first floor and briefly comprises a lounge/dining room, a fitted kitchen, three well-proportioned bedrooms (two of which are large doubles) and a family bathroom with a shower over the bath. Externally, the property further benefits from a large rear garden, providing valuable outdoor space.

The property is well positioned for access to a wide range of local amenities and transport links, including Coast Road bus routes and Four Lane Ends Metro Station. It is within walking distance of both the RVI and Freeman Hospital, making it particularly appealing for medical professionals, while also offering convenient access to Newcastle city centre and surrounding areas.

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The internal accommodation comprises: an entrance hall with stairs rising to the first-floor landing. Upon entry, there are three well-proportioned bedrooms, two of which are generous doubles, with the rear bedroom benefiting from a walk-in bay window. Further along the hallway is a spacious lounge/dining room, which flows through to a good-sized kitchen fitted with integral appliances including an oven, hob, and extractor fan. The accommodation is completed by a family bathroom comprising a bath with shower over and a WC.

Externally, the property benefits from a rear garden.

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TENURE : Leasehold

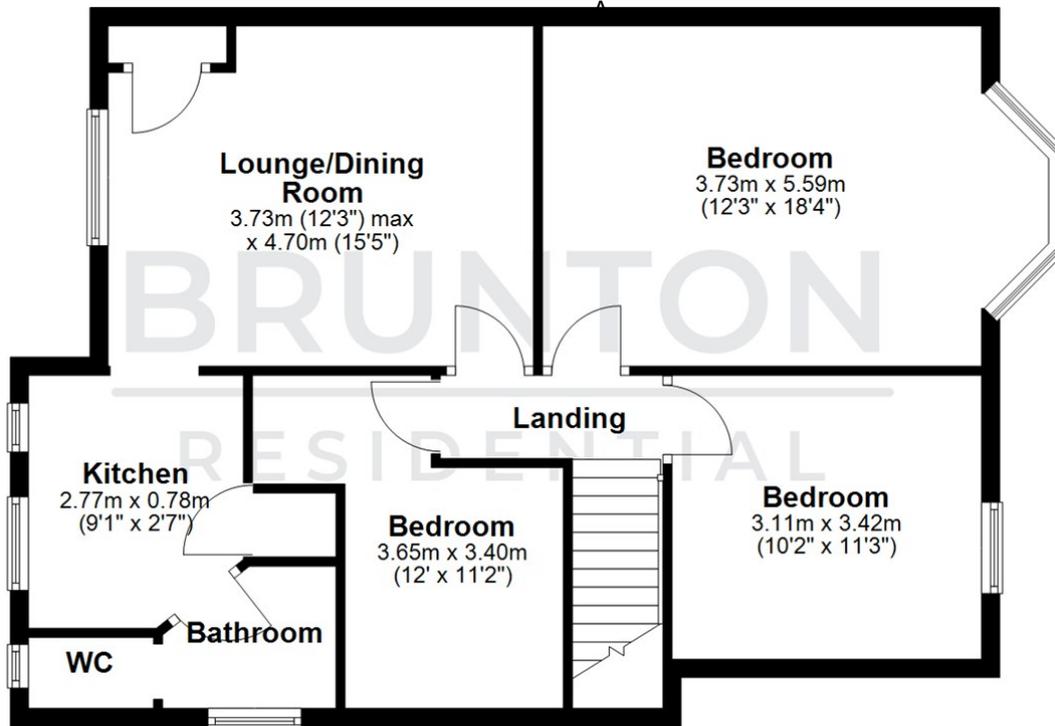
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : A

EPC RATING : C

### First Floor

Approx. 73.8 sq. metres (794.5 sq. feet)



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



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>		75	75
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	