



**329 Benson Road**

Walker  
Newcastle Upon Tyne  
NE6 2SH

Auction Guide Price **£30,000**  
**Leasehold**

Two Bedrooms  
Ground Floor Flat  
Gas Central Heating & Double Glazing  
Close to Local Amenities & Transport  
Links  
Vacant Possession  
Viewing Recommended



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

### **ENTRANCE HALL**

Double glazed entrance door. Built in cupboard.

### **LOUNGE**

19' 3" x 11' 1" (5.89m x 3.40m) Double glazed window to side and rear, telephone point, television point, radiator.

### **KITCHEN**

39' 3" x 8' 1" (11.98m x 2.48m) Fitted wall and base unit, work surfaces, single drainer sink, space for washing machine, tiled floor, radiator, combi boiler, double glazed window to rear, double glazed door to side.



### **BEDROOM 1**

7' 3" x 9' 8" (2.22m x 2.96m) Double glazed window to front, radiator.

### **BEDROOM 2**

9' 8" x 13' 2" (2.96m x 4.03m) Double glazed window to front, radiator.

### **BATHROOM**

White suite comprising of paneled bath, pedestal wash hand basin, low level WC, tiled walls radiator, extractor fan and window to side.

### **FRONT GARDEN**

Lawned area, paved area, driveway.

### **REAR GARDEN**

Laid mainly to lawn, fenced boundaries and shed.



Local Authority  
Council Tax Band  
EPC Rating

D



**Houghton Le Spring**  
24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

**Contact**  
0191 3854477  
info@safeandsecureproperties.c  
o.uk  
safeandsecureproperties.co.uk

**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.