



**Prime
Property Associates**



**12 Benton Road
, Heaton, NE7 7DR**

£475

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, Heaton, NE7 7DR



- Double Bedroom
- Shared property
- Family Bathroom
- + Separate WC & Basin
- Fully Furnished
- Short Commute to City Centre
- Large Shared Rear Yard
- Bills & Wifi Included

AVAILABLE NOW!!

This furnished DOUBLE BEDROOM in a well presented SHARED spacious MAISONETTE, provides comfortable modern living within close by proximity of the many amenities in Benton, Heaton, Sandyford, Jesmond and Newcastle City Centre, with only a short commute to the coast. Property benefits include; A main bathroom, with shower over bath, wc & sink, plus a separate wc & sink on the second floor, gas central heating, double glazing, all necessary kitchen appliances, parking on street and a large, shared rear yard. ALL UTILITY BILLS & WIFI INCLUDED. Viewing highly recommended.



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	