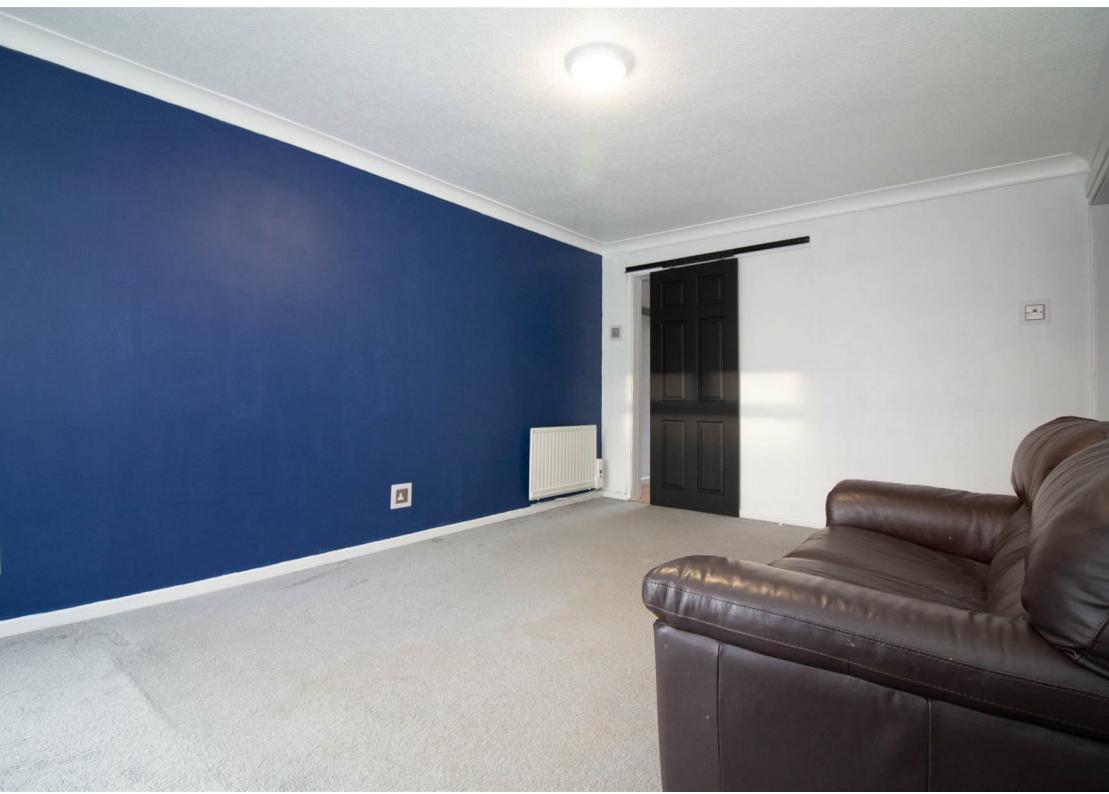






- For Sale by Modern Auction
- Subject to Reserve Price
- The Modern Method of Auction
- Good Transport Links
- Video Tour Available
- T & C's Apply
- Buyers Fees Apply
- No Onward Chain
- Close To Local Amenities
- MUST BE VIEWED





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/aYKkx5MzG2I> \*\*

For sale by Modern Method of Auction: Starting Bid Price £85,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold.

Jan Forster Estates are pleased to present this ground floor flat which is situated on the highly sought after Trentham Avenue, Benton, available with no onward chain.

The property will appeal to a variety of buyers and is in a convenient position for access to a wide range of local amenities, the DWP, Freeman Hospital, and public transport links.

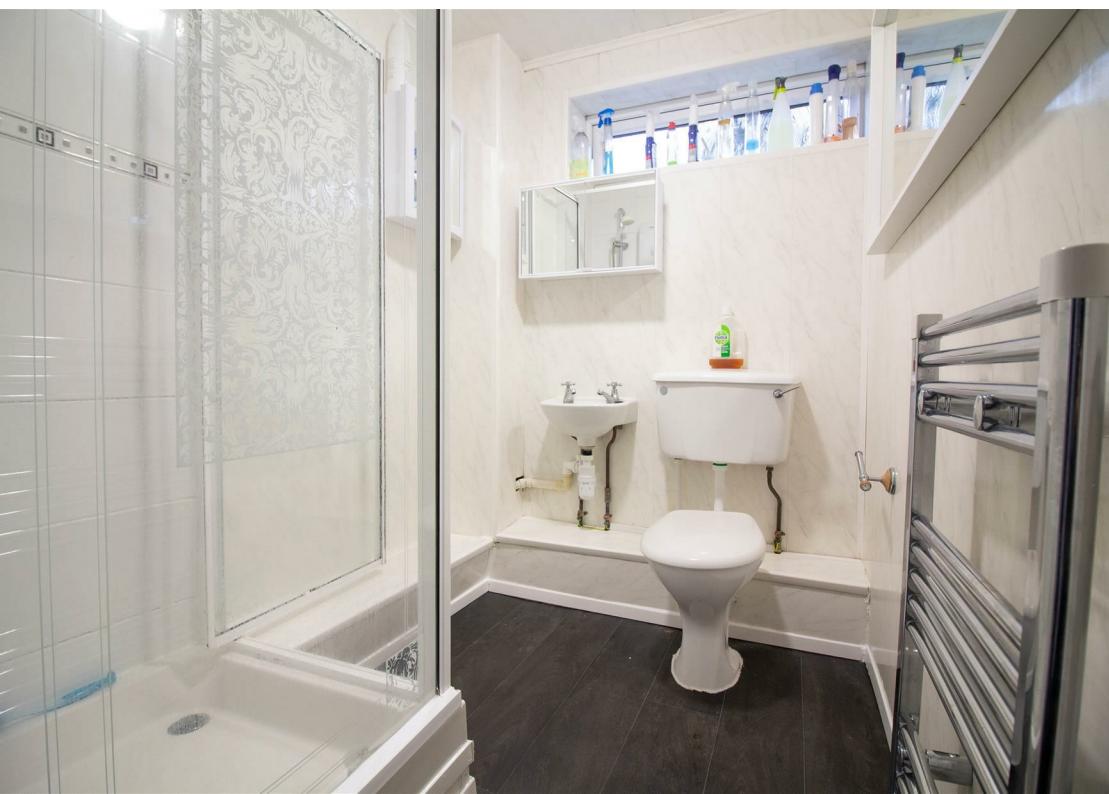
This property briefly comprises:- bright and airy lounge, kitchen with fitted wall and floor units, two double bedrooms, and a three piece shower room WC. Externally to the rear, there is a good-sized easy to maintain private garden. The property boasts double glazing and ample storage.

We anticipate an extremely high level of viewings on this fantastic property. For more information and to book your viewing, please call our High Heaton team on 0191 270 1122.

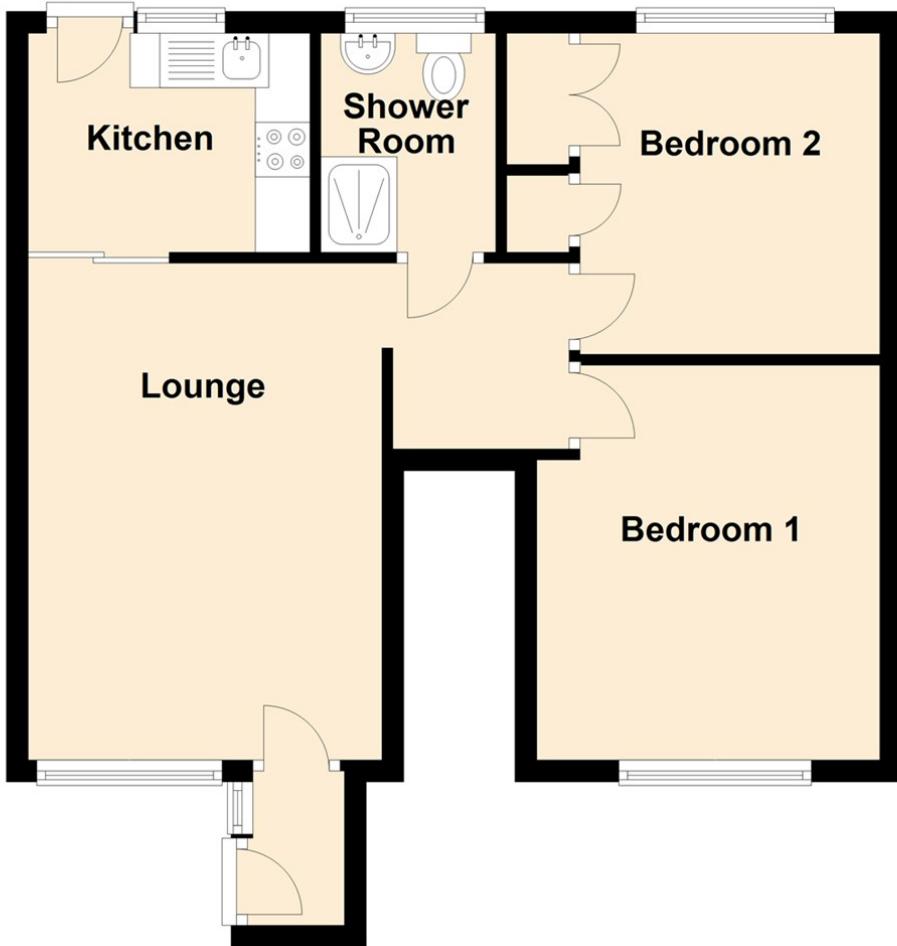
#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band \*A\*.



## Ground Floor



### The difference between house and home

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Lounge 14'11" x 10'7" (4.56 x 3.25)

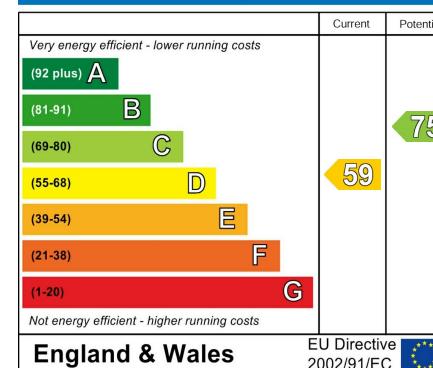
Kitchen 6'7" x 8'5" (2.01 x 2.58)

Bedroom One 11'10" x 10'4" (3.62 x 3.15)

Bedroom Two 9'8" x 9'0" (2.95 x 2.75)

Auctioneer's Comments

### Energy Efficiency Rating



**Gosforth**

**0191 236 2070**

**Newcastle**

**0191 284 4050**

**High Heaton**

**0191 270 1122**

**Tynemouth**

**0191 257 2000**

**Low Fell**

**0191 487 0800**

**Property Management Centre**

**0191 236 2680**



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