

# SIGNATURE

## NORTH EAST

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📍 Wallington House, Benton NE12 9PG

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## Offers Over £115,000

Signature North East are delighted to welcome this well-positioned property to the market, located in Belvedere Gardens, Benton. This two-bedroom middle floor flat is ideally positioned in an accessible location, benefiting from close proximity to a variety of local amenities including shops, restaurants and essential services. Excellent transport links are within walking distance, with both Benton Metro Station and Four Lane Ends Interchange within easy reach, making commuting and travel exceptionally convenient.

Entering the property, you are first welcomed into the spacious living room, offering ample space for your desired furnishings. The room features a fireplace, creating a cosy focal point, and provides direct access to the balcony. The kitchen is fitted with both wall and base units along with a fair amount of countertop space, and benefits from integrated appliances including an oven and hob.

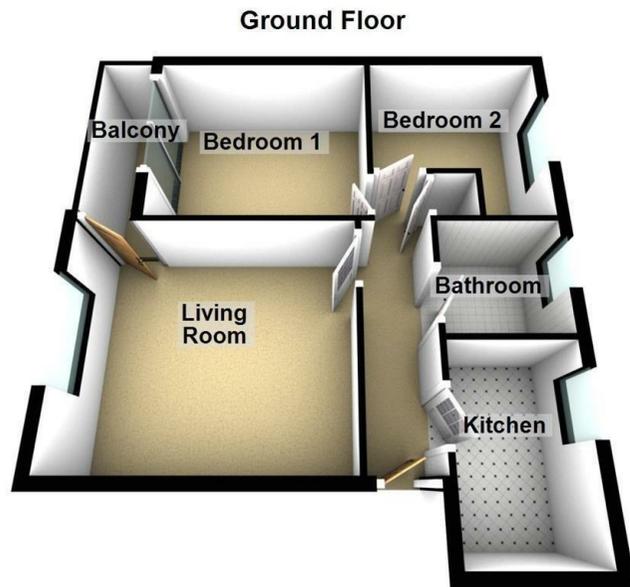
Continuing your journey through the flat, you will discover two bedrooms, both of which can accommodate a double bed along with additional furnishings. Bedroom one further benefits from sliding doors providing access to a private balcony. Completing the internal accommodation is the bathroom, featuring a bathtub with overhead shower, hand basin and W.C.

Externally, this home offers a pleasant balcony overlooking the green communal grounds. The property also enjoys the added benefit of an allocated parking bay and communal gardens for residents to enjoy.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 50.7 sq. metres (546.2 sq. feet)

## Measurements:

Living Room  
11'11" x 14'3"

Kitchen  
9'9" x 6'2"

Bedroom One  
10'7" x 10'3"

Bedroom Two  
9'3" x 9'9"

Bathroom  
5'11" x 6'2"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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