



## 5 bed pair of flats to buy in NE15

St. James Crescent, Benwell, Newcastle upon Tyne, Tyne and Wear, NE15 6JJ

**£90,000** Starting Bid

🏠 x 5 🚿 x 1 🚻 x 2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Pair of Flats
- ✓ Two Bedroom Lower
- ✓ Three Bedroom Upper
- ✓ Investment Potential
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

A pair of flats located on St James Crescent, Benwell, Newcastle upon Tyne, offering an excellent investment opportunity.

The property comprises a two-bedroom lower flat and a three-bedroom upper flat, both requiring modernisation throughout. While in need of updating, the flats present strong potential for value enhancement and increased rental yield once refurbished.

Situated in a well-established residential area with good access to Newcastle City Centre, local amenities, and transport links, the property is ideally positioned to appeal to tenants.

With the growing demand for rental accommodation in the area, the flats offer the prospect of attractive rental returns for investors seeking a project with long-term income potential. The properties are located in a selective license area.

To be sold by auction, this is a fantastic opportunity for developers and landlords alike to acquire a property with scope to add value.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £90,000

Property Type: Pair of Flats

Parking: On Street

Heating: Gas

## Lower Flat

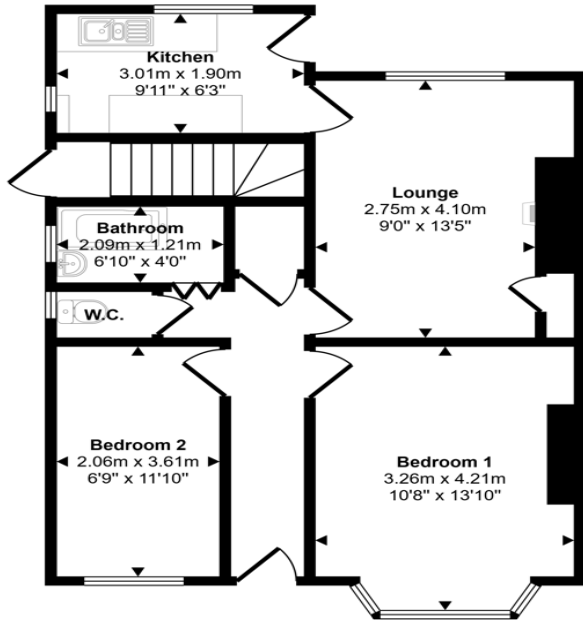
2 Bedroom Lower Flat

---

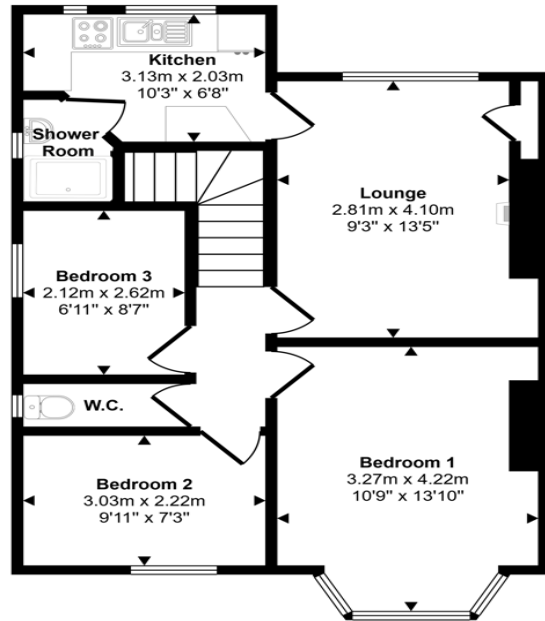
## Upper Flat

Three Bedroom Upper Flat

Approx Gross Internal Area  
111 sq m / 1194 sq ft



Ground Floor  
Approx 55 sq m / 591 sq ft



First Floor  
Approx 56 sq m / 603 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	74
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

St. James Crescent, Benwell, Newcastle upon Tyne, Tyne and Wear, NE15 6JJ

Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

