

**FOR SALE**



**Ellison Street, Newcastle**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**Offers In Excess Of £125,000**

  
**MARTIN&CO**





**ENTRANCE HALL** 16' 6" x 6' 2" (5.03m x 1.88m)  
Entered via a UPVC front door with glazed side panels, stairs to first floor with storage under, radiator.

- Semi-detached property
- Two reception rooms
- Three bedrooms
- In need of renovation
- Close to schools and amenities
- No onward chain
- EPC - D

**LOUNGE** 11' 8" x 11' 4" (3.58m x 3.46m) Double glazed window to the front elevation, radiator.

**DINING ROOM** 11' 11" x 11' 8" (3.64m x 3.58m)  
Double glazed box bay window to the rear elevation, electric fire with feature surround, radiator.

**KITCHEN** 9' 5" x 6' 2" (2.88m x 1.88m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, space for appliances, double glazed window to the side elevation.

**REAR LOBBY** Door giving access to the rear garden.

**WC** 7' 5" x 2' 11" (2.27m x 0.90m) Low level WC and hand wash basin, double glazed window to the rear elevation.

**UTILITY ROOM** 4' 4" x 2' 10" (1.33m x 0.88m)

**BEDROOM ONE** 11' 11" x 11' 5" (3.64m x 3.50m)  
Double glazed window to the rear elevation, radiator.

**BEDROOM TWO** 11' 5" x 11' 4" (3.50m x 3.46m)  
Double glazed window to the front elevation, radiator.

**WETROOM** 7' 3" x 6' 2" (2.21m x 1.90m) White suite

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



comprising; low level WC, hand wash basin and shower, fully tiled walls, double glazed window to the rear elevation, radiator.

EXTERNAL The property benefits from a block paved driveway to the front. Access to the side of the property leads through to a good size rear garden.





All measurements are approximate and for display purposes only

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