FOR SALE



Ellison Street, Newcastle

3 Bedrooms, 1 Bathroom, Semi-Detached House

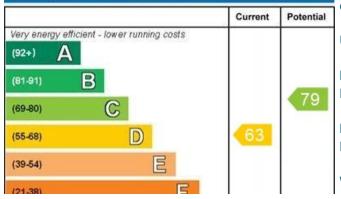
Offers In Excess Of £125,000





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

Energy Efficiency Rating



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.

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



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.







Martin & Co Newcastle under Ly09 782 453 001

T: 01782 453 001 • E: new castleunderlyme@martinottcom//www.martinco.com



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any jour ney to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

