

# GILMORE ESTATES

Property Sales & Lettings



**Ash Street**

**West Mickley, Stocksfield, NE43 7BB**

\*\*\*\*SEMI DETACHED HOUSE\*\*\*\*VERY SPACIOUS\*\*\*\*TWO RECEPTION ROOMS\*\*\*KITCHEN & WALK IN PANTRY\*\*\*TWO DOUBLE BEDROOMS\*\*\*GARAGE & PARKING\*\*\*\*SOUTH FACING REAR GARDEN\*\*\*\*OUTSTANDING VIEWS\*\*\*\*IN NEED OF MODERNISATION\*\*\*\*CHILDRENS PLAYGROUND NEARBY\*\*\*\*EXCELLENT SCHOOLS\*\*\*BUS ROUTE\*\*\*

Approx rental return 0.56%

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**Offers Over £140,000**



# Ash Street

West Mickley, Stocksfield, NE43 7BB



- IN NEED OF MODERNISATION
- SOUTH FACING GARDEN
- ESSENTIAL VIEWING
- TWO RECEPTION ROOMS
- GARAGE
- TWO DOUBLE BEDROOMS
- STUNNING VIEWS

## Entrance Porch

8'2" x 4'2" (2.49 x 1.26)

## Bedroom One

14'10" x 12'4" (4.53 x 3.76)

## Pantry Cupboard

7'9" x 4'2" (2.35 x 1.28)

## Bedroom Two

11'11" x 12'0" (3.62 x 3.65)

## Kitchen

14'6" x 4'9" (4.41 x 1.46)

## Bathroom

8'0" x 5'5" (2.45 x 1.66)

## Dining Room

9'11" x 15'0" (3.03 x 4.57)

## Timber Garage

13'4" x 7'2" (4.06 x 2.19)

## Lounge

15'8" x 15'3" (4.77 x 4.66)

## South Facing Garden

## Rear Porch

6'4" x 4'11" (1.92 x 1.51)

## First Floor Landing

24'9" x 2'8" (7.55 x 0.81)



## Directions



<https://www.gilmoreestates.com>

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			85
(81-91) B			
(69-80) C			
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	