

## 8 Ellesmere Avenue

Walkergate, Newcastle Upon Tyne, NE6 4RN

\*\* THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH \*\*

\*\*GUIDE PRICE £155 000 TO £160 000 \*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* FREEHOLD \*\* CHAIN FREE \*\* OFF STREET PARKING \*\*

\*\* CLOSE TO METRO STATION \*\* RECENTLY CARPETED AND REDECORATED \*\* IDEAL FAMILY HOME \*\*

\*\* EXCELLENT TRANSPORT LINKS \*\* CLOSE TO SCHOOLS AND LOCAL AMENITIES \*\*

\*\* EXCELLENT FIRST TIME BUY \*\* COUNCIL TAX BAND B \*\* EPC RATING D \*\*

**Price Guide £155,000**



- Guide Price £155,000 to £165,000
- Excellent First Time Buy Or Family Home
- Close To Schools & Local Amenities
- EPC Rating D
- Three Bedroom Semi Detached House
- Chain Free
- Close To Metro Station
- Freehold
- Recently Carpeted & Re-decorated
- Council Tax Band B

#### • Entrance

Double glazed entrance door leading to...

#### Lounge

13'0" x 11'6" (3.98 x 3.52)

Double glazed bay window, feature fire, radiator, coving to ceiling, dado rail, ceiling rose.

#### Dining Room

11'10" x 11'5" (3.62 x 3.50)

Double glazed patio door leading to rear garden, coving to ceiling, dado rail, ceiling rose, glazed door to kitchen.

#### Kitchen

12'9" x 7'4" (3.89 x 2.26)

Double glazed window, wall and floor units with work tops over, sink, integrated oven & hob, extractor hood, breakfast bar, door to storage room.

#### Storage Room

Doors to rear and front garden.

#### Bedroom 1

12'7" x 10'9" (3.84 x 3.29)

Double glazed window, radiator, coving to ceiling.

#### Bedroom 2

10'11" x 10'9" (3.33 x 3.29)

Double glazed window, radiator.

#### Bedroom 3

8'9" x 8'1" (2.67 x 2.47)

Double glazed window, radiator, coving to ceiling.

#### Bathroom

7'11" x 7'10" (2.42 x 2.40)

Double glazed windows, toilet, wash hand basin, bath, bath shower, panelling.

#### External

Low maintenance front garden with artificial grass, rear garden with paved patio area and parking space for 1 vehicle, rear access gate.

#### Broadband

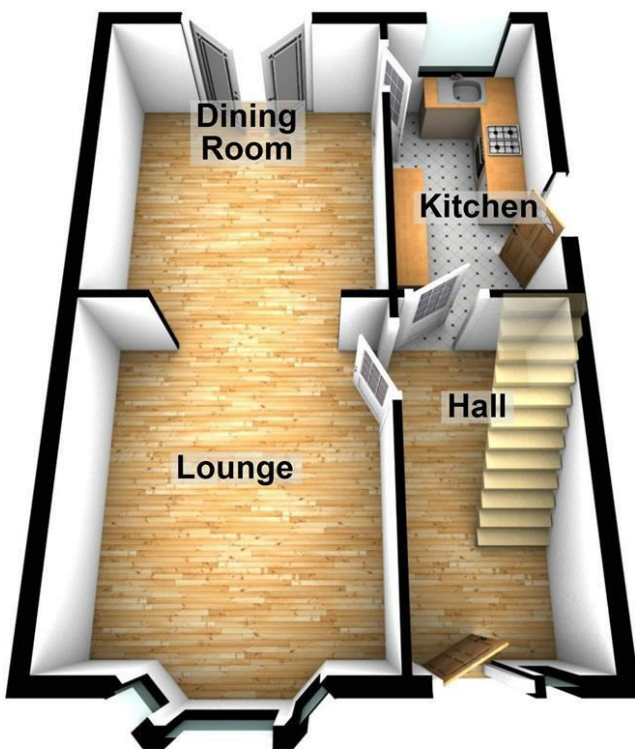
<https://www.openreach.com/fibre-checker/my-products>



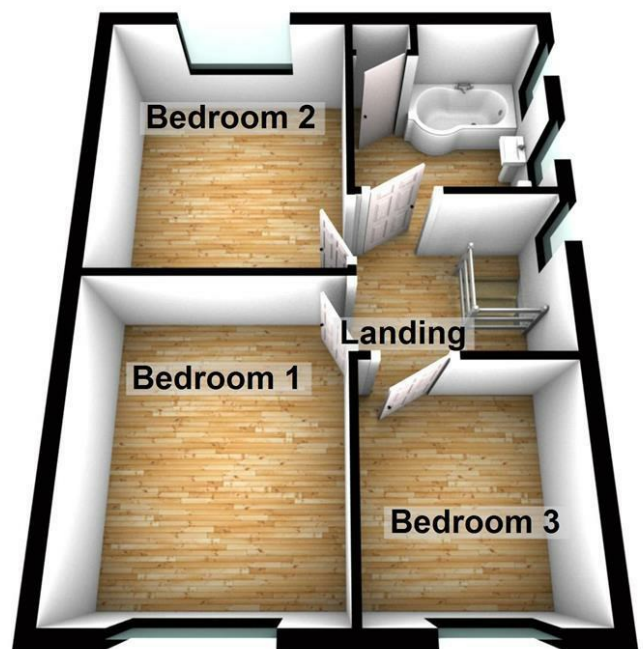


# Floor Plan

**Ground Floor**



**First Floor**



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	