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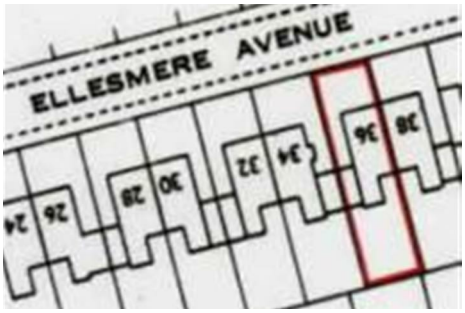


36 Ellesmere Avenue

Walkergate, Newcastle Upon Tyne, NE6 4RP

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

** GUIDE PRICE £185,000 TO £195,000 ** TWO BEDROOM SEMI DETACHED HOUSE **

** FREEHOLD ** OFF STREET PARKING ** SOUTH FACING REAR GARDEN **COUNCIL TAX BAND B **

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

** GREAT FIRST TIME BUY ** EPC RATING D ** FIVE MINUTES WALK TO WALKERGATE METRO STATION

Guide Price £185,000

2 1 2 D

- Guide Price £185,000 to £195,000
- Two Double Bedrooms
- Within Walking Distance to Walkergate Metro Station
- Freehold
- South Facing Rear Garden
- Great First Time Buy or Downsize
- Councl Tax Band B
- Two Reception Rooms and Study/Utility Area
- Off Street Parking
- Energy Rating D

Entrance Porch

6'0" x 3'11" (1.83 x 1.20)
Double glazed door and windows, UPVC door into hallway.

Hallway

16'1" x 3'8" max (4.91 x 1.13 max)
Tiled flooring, radiator, double glazed window, dado rail, stairs to first floor, access to lounge and dining area.

Lounge

3'4" into bay x 11'10" into alcove (1.04 into bay x 3.61 into alcove)
Double glazed bay window, tiled floor, radiator, feature fireplace, coving.

Addtional image

Dining Area

12'2" x 11'10" (3.73 x 3.63)
Understairs storage cupboard, tiled floor, coving, log burner, French doors to rear garden, access to study/utility room and kitchen.

Utility Room/Study

9'7" x 7'1" (2.93 x 2.16)
Double glazed window, radiator, plumbed for washing machine.

Kitchen

16'6" x 5'11" (5.03 x 1.81)
Double glazed door to rear garden, double glazed window, radiator and tiled floor. Fitted with range of wall and base units with complimentary work surfaces, part tiled walls, sink unit, plumbed for washing machine and dishwasher.

Stairs to First Floor

Leading to..

Landing

Access to bedrooms and bathroom.

Bedroom 1

15'4" x 10'11" (4.68 x 3.33)
Two Double glazed windows, radiator, feature fireplace, laminate flooring and fitted wardrobes.

Addtional Image

Bedroom 2

12'4" x 7'9" (3.76 x 2.37)
Double glazed window, radiator, built in cupboard.

Shower Room

8'7" x 7'10" (2.63 x 2.40)
Comprising: shower cubicle, wash hand basin and WC set in vanity unit, ladder style radiator, storage cupbaord, tiled floor and panelling to shower wall.

Material Information

BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

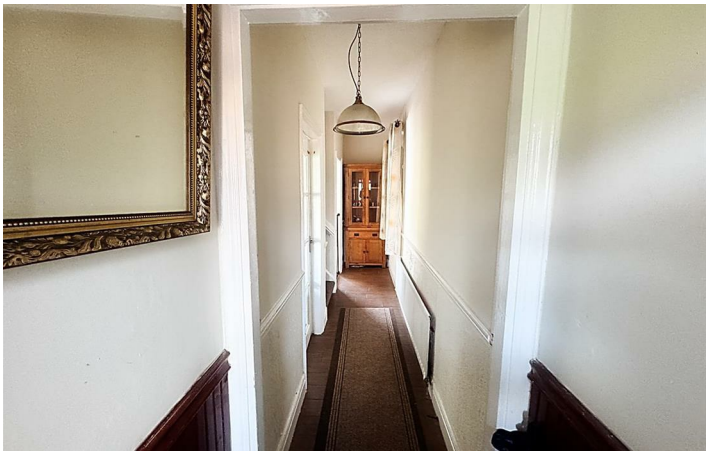
EE- Good outdoor, variable in-home
O2- Good outdoor and in-home
Three- Good outdoor and in-home
Vodafone - Good outdoor and in-home
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:
Traditional.
This information must be confirmed via your surveyor and legal representative.

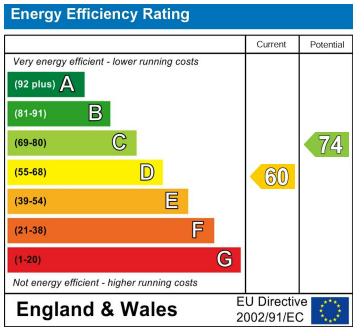
External

Walled front garden with hedge and parking space for 1 vehicle, access to outbuilding. To the rear there is a soth facing garden, with mature trees, artificial turf and patio area.



Floor Plan

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



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