BELL
ESTATE AGENTS

18 Ellerton Way, Gateshead, NE10 9TF

Auction Guide £190,000

Modern Method Auction A spacious three-bedroom home with a loft conversion, balcony and generous living space, offering excellent potential to add value. Set over three floors, this bright and modern with the added benefit of an unfinished top floor ready to be completed to your own specification.

The ground floor comprises a welcoming entrance hallway with WC, leading into a spacious and light-filled living room – a standout feature of the home, offering ample room for both relaxation and entertaining. To the rear, the modern fitted kitchen provides a range of wall and base units, generous worktop space and a clean, contemporary finish.

To the first floor are two bedrooms, both well-sized and served by a stylish family bathroom complete with a modern suite and striking tiled finish. The accommodation on this level is practical and well laid out, ideal for families, guests or home working.

The second floor hosts the principal bedroom, a generous loft space with excellent natural light and access to a private balcony overlooking the rear garden. This floor is currently unfinished, presenting a fantastic opportunity for buyers to complete and enhance the space to their own taste – whether as a luxurious main bedroom suite, home office or additional living area.

Externally, the property benefits from a private rear garden with a combination of patio and lawn, as well as an elevated decking area – ideal for outdoor seating and entertaining. To the front, there is a lawned garden and driveway parking.

Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

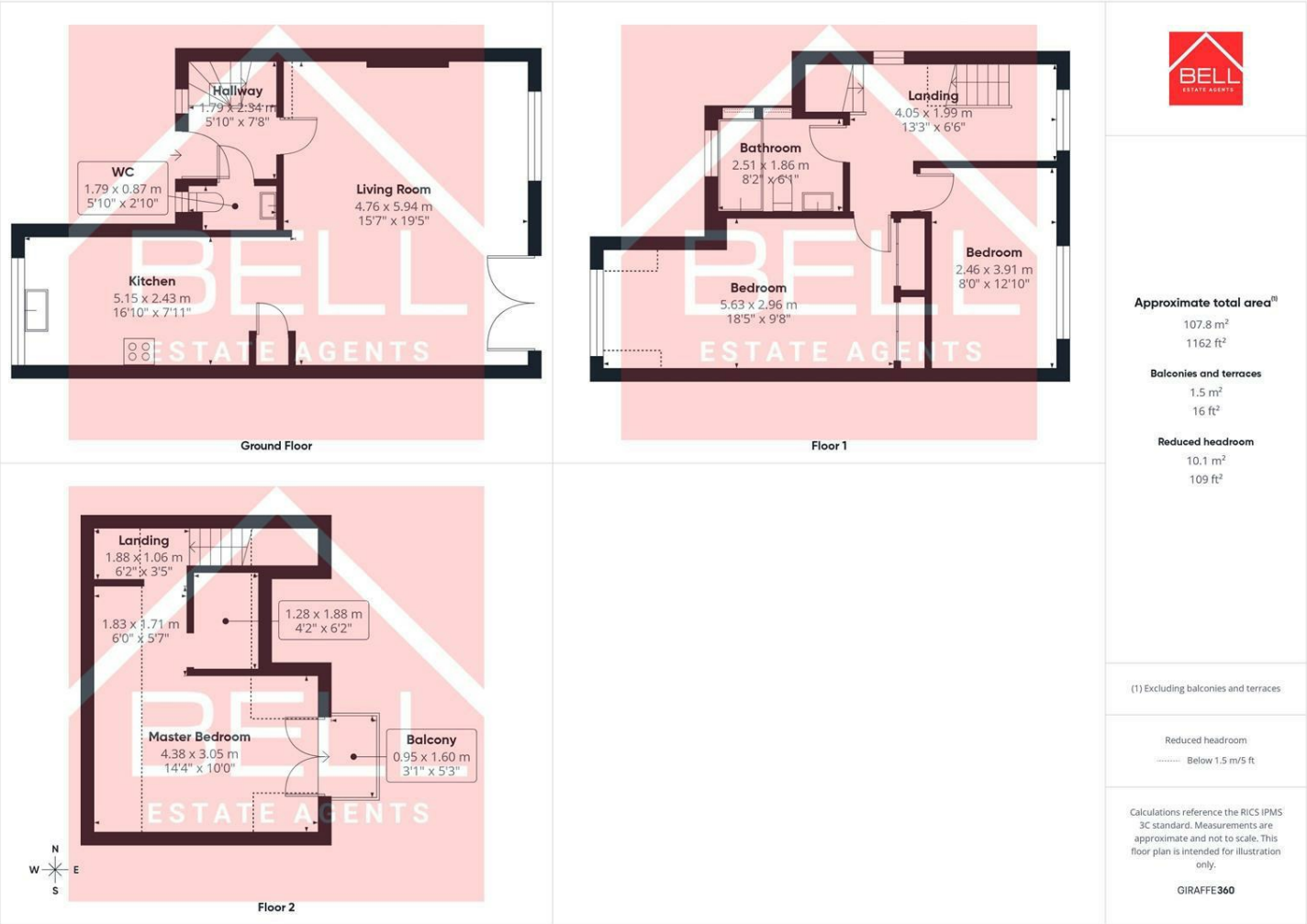
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

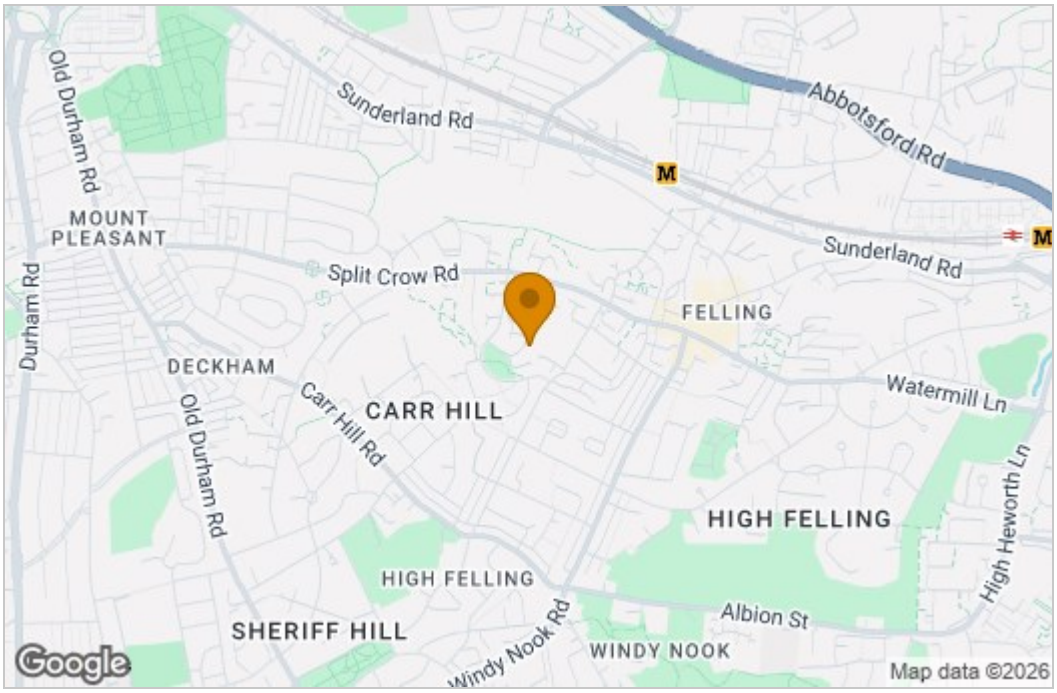
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

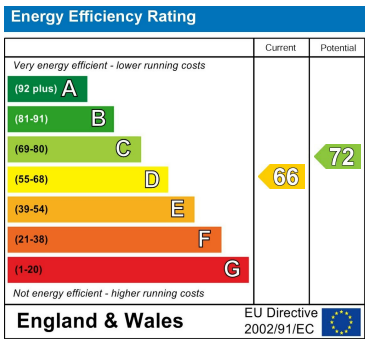
Floor Plan



Area Map



Energy Efficiency Graph



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.

488 Durham Road, Gateshead, Tyne & Wear, NE9 6HU
Tel: 0191 491 4915 Email: info@bell-estateagents.co.uk