next2buy property retailers make the next step easy









4 Ellesmere Avenue

Walkergate, Newcastle Upon Tyne, NE6 4RN

• THREE BEDROOM SEMI DETACHED HOUSE • CHAIN FREE • HIGHLY POPULAR LOCATION •

• WALKERGATE METRO STATION 0.2 MILE AWAY • BUS SERVICES TO NEWCASTLE CITY CENTRE •

• CLOSE TO LOCAL SCHOOLS & SHOPPING FACILITIES • NEW ROOF FITTED 2023 • FREEHOLD •

• EXCELLENT ROAD LINKS • SPACIOUS OPEN PLAN KITCHEN/DINING ROOM • GARDENS FRONT AND REAR •

• SOME UPDATING REQUIRED • COUNCILTAX BAND B • ENERGY RATING C •

Offers Over £175,000

3 1 1 C

- Three Bedroom Semi Detached House
- Chain Free
- Kitchen/Dining Room
- Gardens Front & Rear
- Metro Station 0.2 Mile
- Close To Local Schools
- Freehold
- Council Tax Band B
- Energy Rating C

Hallway

Entrance door, stairs to the first floor landing, radiator.

Lounge

12'11" x 11'6" + bay (3.96 x 3.52 + bay)
Double glazed bay window, laminate flooring, radiator.

Kitchen/Dining Room

19'2" x 11'10" (5.85 x 3.61)
Wall and base units with work surfaces over and sink unit, integrated oven and hob, double glazed windows, radiator, storage cupboard and external door leading to the outside.

Landing

Double glazed window.

Bedroom 1

12'7" x 10'8" (3.85 x 3.26)
Double glazed window, radiator.

Bedroom 2

10'10" x 10'8" (3.32 x 3.27)
Double glazed window, radiator.

Bedroom 3

8'8" x 8'2" (2.66 x 2.49)
Double glazed window, radiator.

Bathroom

7'11" x 4'9" (2.42 x 1.45)
Bath, wash hand basin, double glazed window, radiator.

WC

4'6" x 2'7" (1.39 x 0.80)
WC, double glazed window.

External

Externally there is a small garden to the front and a rear garden which has lawn, a paved area and a rear access gate.

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

EE-Good outdoor, variable in-home
O2-Good outdoor, variable in-home
Three-UK-Good outdoor, variable in-home
Vodafone-Good outdoor, variable 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.



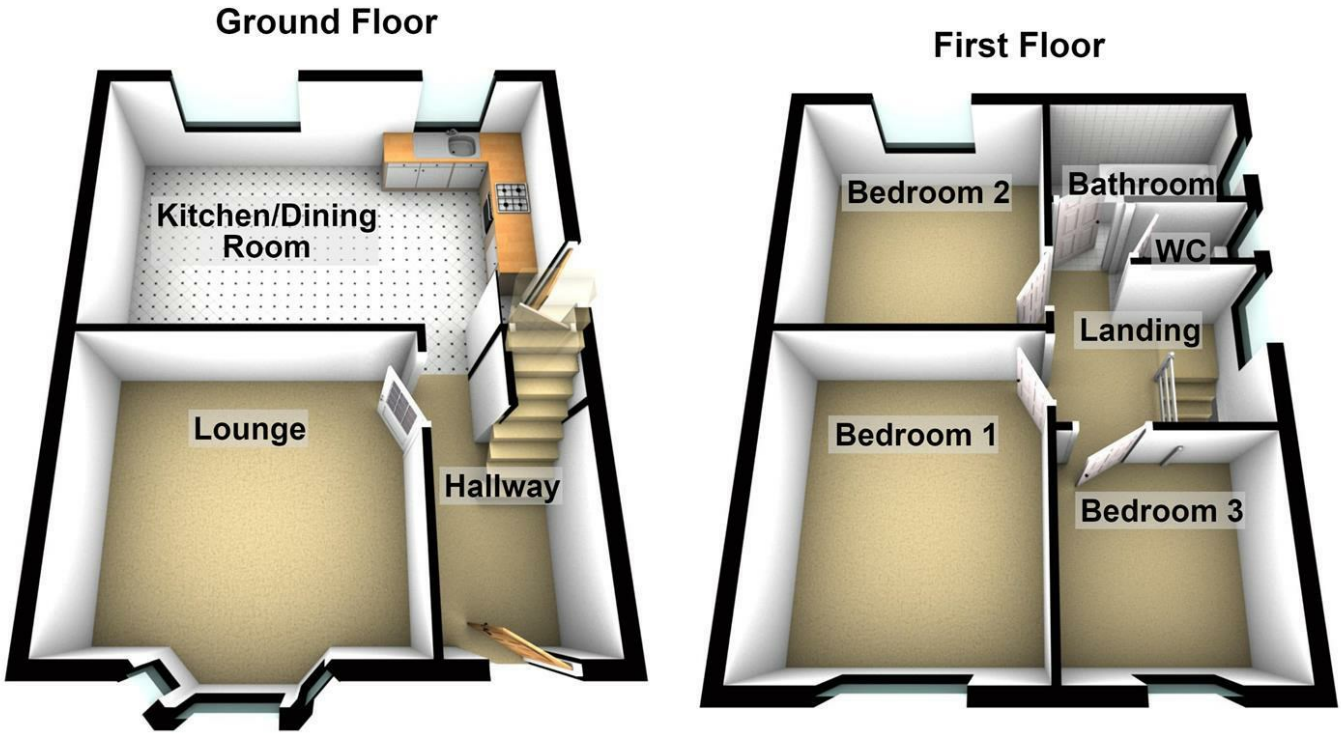




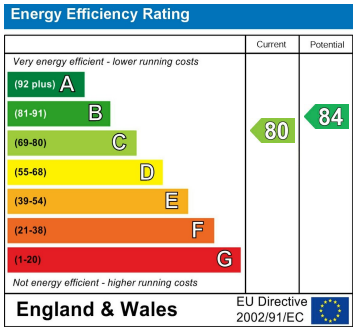





Floor Plan



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