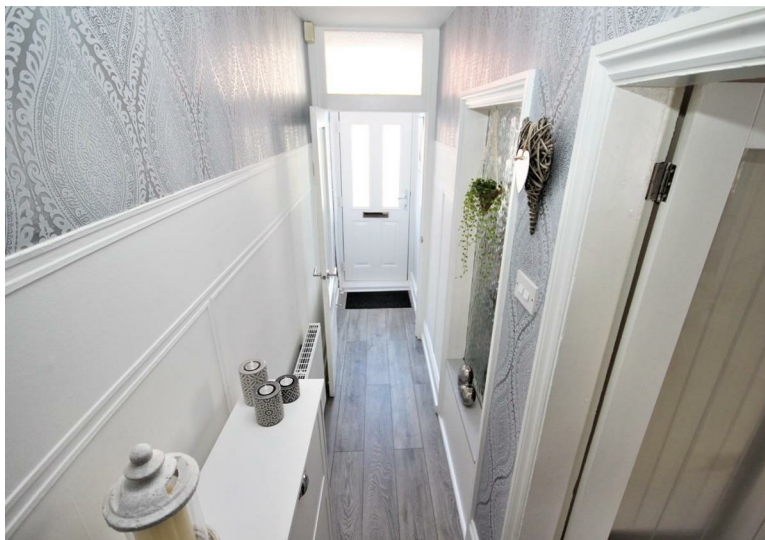




Ellison Street, TS26 9AN
3 Bed - House - Mid Terrace
£69,500 Or Nearest Offer

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**** WAS £72,500 ** STUNNING INTERIOR - MUST BE VIEWED TO BE FULLY APPRECIATED **** A larger style three bedroom mid terrace house which benefits from a rear double storey extension. The home has been improved to a very high standard and will suit a variety of prospective buyers. Some of the pleasing features include gas central heating via a replacement boiler, has uPVC double glazing, modern internal doors, burglar alarm system and the main roof covering has been renewed. The floor plan briefly comprises: entrance vestibule and hall, two beautifully presented reception rooms and a well fitted kitchen which includes a built-in oven, hob and recirculating fan. Located to the first floor in the extension is a stunning bathroom and separate WC, both being refitted with a quality white suite having a bath and separate shower cubicle. From the main landing are three bedrooms. Externally is an enclosed rear yard. Fitted carpets, laminate flooring and blinds are included in the asking price. Ellison Street can be found off Elwick Road which offers excellent shopping facilities and the property is within strolling distance to the Burn Valley Gardens and Middleton Grange Shopping Centre.







GROUND FLOOR

ENTRANCE VESTIBULE

Composite entrance door with double glazed inserts, 'grey oak' style laminate flooring, part glazed door to:

ENTRANCE HALL

Staircase to first floor with spindle balustrading and newel post, 'grey oak' style laminate flooring.

ATTRACTIVE LOUNGE (front)

10'11 x 13'6 into alcove, overall (3.33m x 4.11m into alcove, overall)

'Traditional' style fire surround with tiled hearth and upstand area, inset living flame gas fire, opening to:

SEPARATE DINING ROOM

12' x 13'6 into alcove, overall (3.66m x 4.11m into alcove, overall)

Under stairs storage cupboard.

IMPRESSIVE KITCHEN

12'1 x 7' overall (3.68m x 2.13m overall)

Well fitted with 'light oak' style base, wall and drawer units with 'marble' effect working surfaces incorporating inset single drainer stainless steel sink unit with mixer tap, built-in Stoves four ring gas hob with built-in Stoves gas oven below, matching 'chimney' style canopy with glass top housing illuminated recirculating fan above, space for appliances, plumbing for automatic washing machine, complementary tiling to splashback, 'grey oak' style laminate flooring, uPVC double glazed door to rear yard.

FIRST FLOOR

THREE QUARTER LANDING

SUMPTUOUS BATHROOM

7'7 x 7' overall (2.31m x 2.13m overall)

Refitted with a quality white suite comprising: large panelled bath with centre mixer tap and pop-up waste, corner shower cubicle with sliding doors and chrome mains shower fitting having an overhead 'dowser' style fitting and separate handheld fitting, 'rectangular' style sink unit with mixer tap, white 'gloss' style drawers below, tall white 'gloss' style wall cupboard, beautiful

tiling to walls with cleverly created display niches, 'medium oak' style laminate flooring, white PVC panelling to ceiling with single inset spotlights, extractor fan.

SEPARATE WC

Complementing the bathroom with a white close coupled WC, beautiful tiling to walls, 'medium oak' style laminate flooring.

MAIN LANDING

Built-in storage cupboard housing replacement wall mounted Baxi gas boiler, loft access.

BEDROOM 1 (rear)

12' x 10'10 into alcove, overall (3.66m x 3.30m into alcove, overall)

BEDROOM 2 (front)

10'11 x 9'6 into alcove, overall (3.33m x 2.90m into alcove, overall)

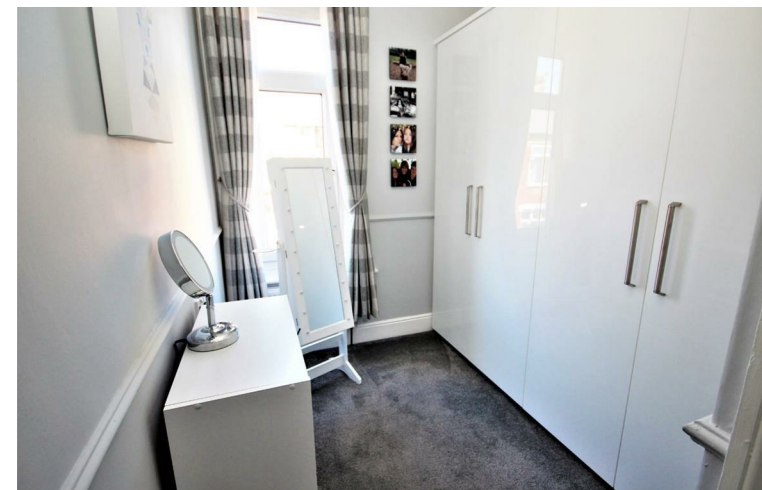
BEDROOM 3

7'8 x 7'1 incl robe depth, overall (2.34m x 2.16m incl robe depth, overall)

Large fitted white 'gloss' style wardrobes to one wall.

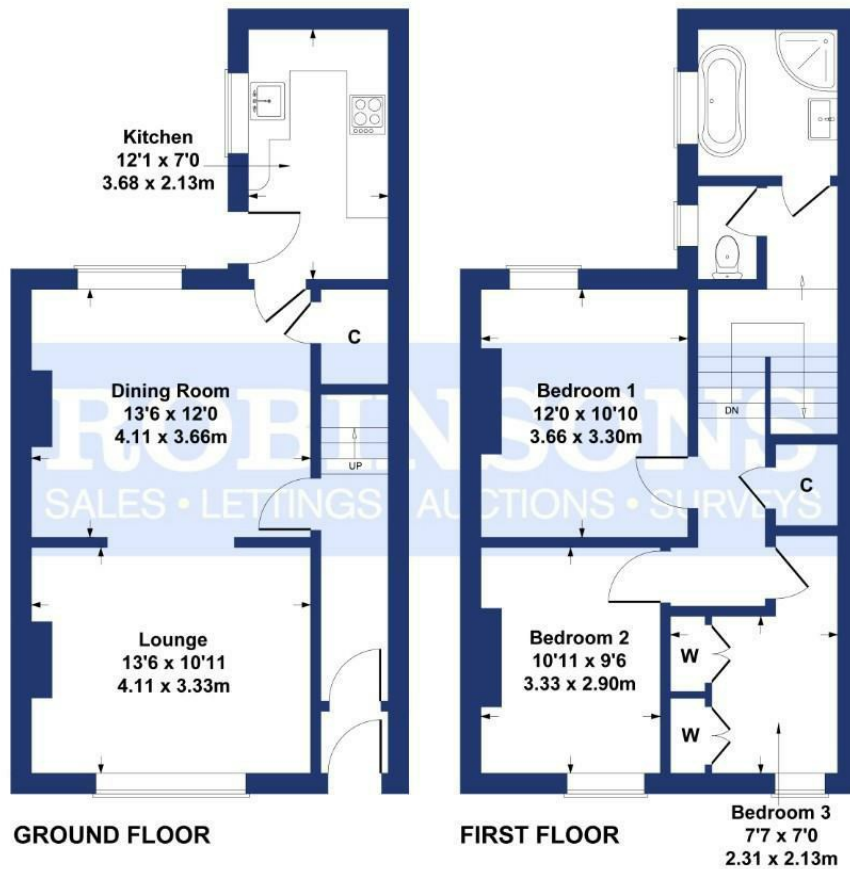
OUTSIDE

To the rear of the property is a well cared for enclosed yard with gated access to rear.



Ellison Street Hartlepool

Approximate Gross Internal Area
978 sq ft - 91 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.