

TO LET



Ellams Place, Silverdale

2 Bedrooms, 1 Bathroom, Semi detached house

£785 pcm



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Semi detached house,
2 bedroom, 1 bathroom

£785 pcm

Date available: 31st January 2024

Deposit: £905

Unfurnished

Council Tax band: B

- Semi detached house
- Through lounge dining room
- Extended kitchen
- 2 Bedrooms
- Bathroom
- Parking and gardens
- Council tax band B

CUL DE SAC LOCATION WITH LARGE GARDEN.

Martin and co are delighted to offer for rent this 2 bedroom semi detached house located in a highly sought after location within a short distance from Newcastle town centre. The property has the benefit of parking to the front and a generous garden to the rear and comprises a through lounge dining room, extended kitchen, 2 bedrooms and a bathroom. To the rear there is a large garden which backs directly onto open land. Please note the photos have been taken prior to cleaning.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	40	



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.