



A most impressive larger style two bedroom mid terraced property offering deceptively spacious and well proportioned accommodation, with the benefit of a first floor family bathroom. The home is offered to the market for rent on an UNFURNISHED basis with redecoration in progress, whilst further featuring gas central heating, uPVC double glazing and secure burglar alarm system. The internal layout briefly comprises: entrance vestibule through to the entrance hall with stairs to the first floor and access to a pleasant family lounge with stunning fire surround. The original rear reception room has been transformed into a generous kitchen/diner with fitted units to base and wall level including a built-in oven and hob with further space for appliances. The separate utility room, again, features fitted units to base and wall level with additional space for appliances. To the first floor, from the half landing is access to a generous family bathroom incorporating a four piece suite and chrome fittings. The main landing gives access to both bedrooms, whilst externally to the rear is an enclosed yard with gated access. Ellison Street is situated off Elwick Road with easy access to local schools and amenities.

UNFURNISHED/SMOKERS & PETS CONSIDERED

REQUIRED EARNINGS: Tenants £12,750pa; Guarantor, if required £15,300pa
BOND £425

Ellison Street, TS26 9AN
2 Bed - House - Mid Terrace
£425 Per Calendar Month

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GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with attractive central panel, uPVC double glazed fanlight above, fitted with modern 'laminated' effect vinyl flooring, high coved ceiling, door to entrance hall with etched glass panels and fanlight above.

ENTRANCE HALL

Fitted with modern 'laminated' effect vinyl flooring, stairs to the first floor with fitted carpet and newel post, dado rail, high coved ceiling, single radiator, access to:

LOUNGE

12'11" x 11' (3.94m x 3.35m)

An attractively presented family lounge which benefits from a beautiful feature fire surround, uPVC double glazed window to the front aspect, fitted carpet, deep coved ceiling, television point, single radiator.

KITCHEN/DINER

12' x 11' (3.66m x 3.35m)

Fitted with a modern range of 'oak' style units to base and wall level with brushed stainless steel handles and complementing 'marble' effect roll-top work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above, both finished in brushed stainless steel, with extractor hood over, tiling to splashback, recess for free standing fridge/freezer, recess with plumbing for dishwasher, fitted four drawer unit to base level, modern 'laminated' effect vinyl flooring, coving to ceiling, uPVC double glazed window to the rear aspect, single radiator.

INNER PASSAGE

Useful under stairs storage cupboard, modern 'laminated' effect vinyl flooring, access to utility room.

UTILITY ROOM

11'10" x 5'11" (3.61m x 1.80m)

Fitted with a modern range of white units to base and wall level with brushed stainless steel handles and complementing 'marble' effect roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, tiling to splashback, recess with plumbing for washing machine, recess for dryer, Biasi gas central heating boiler, tiled flooring, uPVC double glazed window to the side aspect, coving to ceiling, uPVC double glazed door to the rear yard, single radiator.

FIRST FLOOR

HALF LANDING

Dado rail, fitted carpet, access to:



BATHROOM/WC

12'1 x 5'11 (3.68m x 1.80m)

Fitted with a modern four piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, corner shower cubicle with twin glass panelled doors and chrome shower over, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, being full height to shower level, 'laminated' effect vinyl flooring, coving to ceiling, uPVC double glazed window to the side aspect, single radiator.



MAIN LANDING

Useful shelved storage cupboard, fitted carpet, hatch to loft space, access to:

BEDROOM 1

15'6 x 10'10 (4.72m x 3.30m)

A good sized master bedroom including free standing wardrobes, uPVC double glazed window to the front aspect, fitted carpet, single radiator.



BEDROOM 2

11'11 x 9'6 (3.63m x 2.90m)

uPVC double glazed window to the rear aspect, fitted carpet, single radiator.



OUTSIDE

The property features an enclosed yard to the rear with gated access. Small storage shed included.



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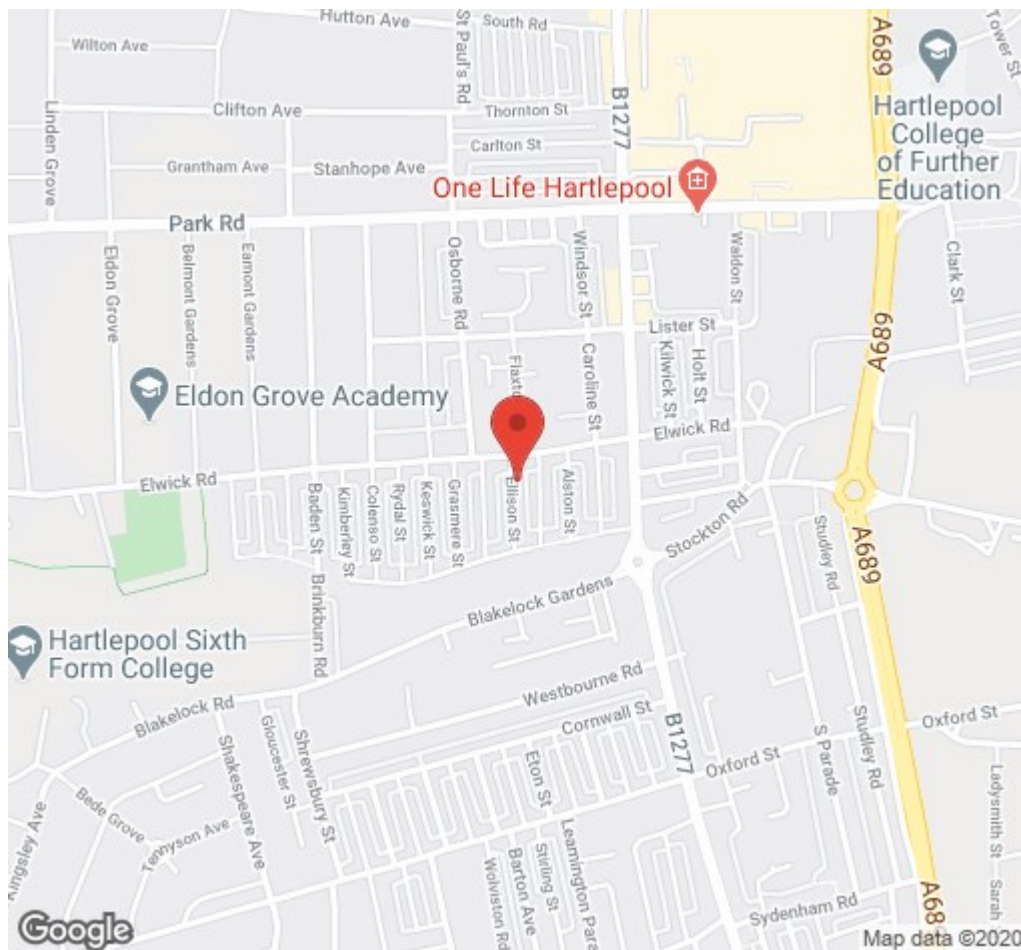
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (85-100) A		
(75-84) B		
(69-74) C		
(55-68) D		
(49-54) E		
(39-48) F		
(13-38) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (10-49) A		
(50-49) B		
(48-40) C		
(39-34) D		
(33-29) E		
(25-28) F		
(17-24) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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