





- ****FULLY REFURBISHED****
- **Sought After Location**
- **Off Street Parking**
- **Semi Detached**
- **Council Tax Band *E***
- **Five Bedrooms**
- **Ground Floor Shower Room**
- **Integral Garage**
- **Utility Area**
- **Freehold**





** Video Tour on our YouTube Channel | <https://youtu.be/Ppv4COIfis4> **

EXTENDED SEMI DETACHED HOME | FIVE BEDROOMS | FULLY REFURBISHED

Jan Forster Estates are delighted to offer this opportunity to purchase one of only ten homes on the sought after Chapel Close in Melton Park, Gosforth. The property has been fully refurbished in 2023 and benefits from a ground floor shower room, South facing rear garden and stunning views of the chapel ruins on the community green.

The Chapel is now a scheduled ancient monument and dates back to the 12th century. It's believed the grassed area around the Chapel was actively used right up until the 18th century but was destroyed by fire in 1690 and never rebuilt. The site now offers a beautiful green ideal for family picnics and a safe area for children to play.

Melton Park itself benefits from a wealth of local amenities including well regarded schools, shops, post office, pharmacy, and leisure facilities with further amenities offered in Gosforth and Newcastle via regular public transport links and the A1 motorway.

The property briefly comprises to the ground floor:- entrance hall, extended lounge dining room with bay window and double doors onto the garden, kitchen with fitted floor and wall units and complementing work surfaces, handy utility area with ground floor shower room and integral garage access.

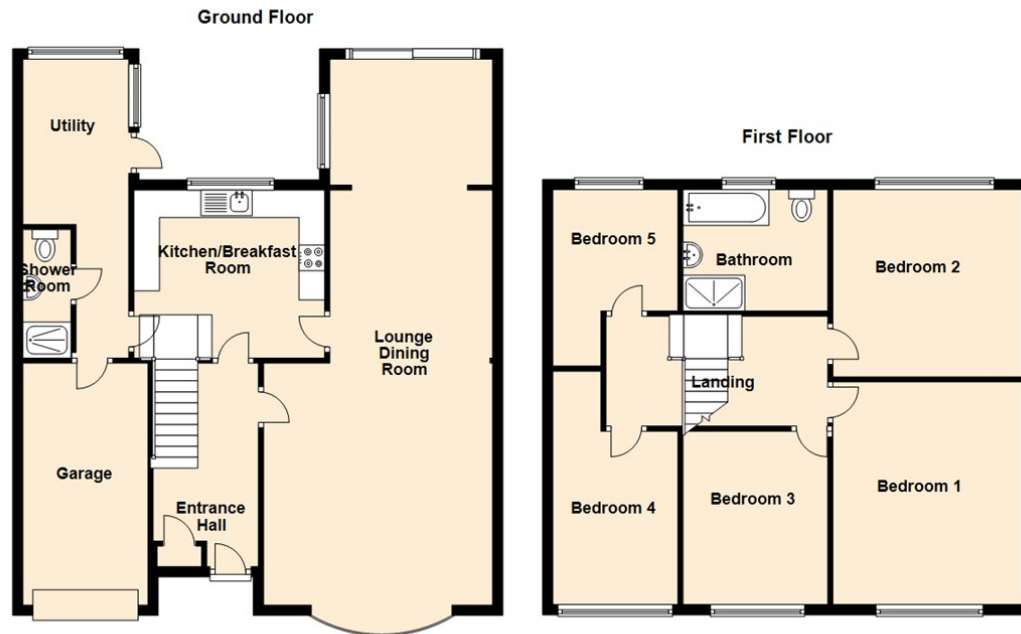
Off the split landing to the first floor, there are five good sized bedrooms and a modern, tiled four piece family bathroom with walk in shower and under sink storage.

Externally there is a double drive to the front providing off-street parking leading to the garage and a South facing rear garden with a patio area and lawn; an ideal space for entertaining during those warm summer nights.

We anticipate a high level of interest on this unique family home. For more information please call our Gosforth team on 0191 236 2070.

Council Tax band *E*





Lounge Dining Room 14'2" x 29'0" (4.34 x 8.85)

Dining Room 10'9" x 7'1" (3.29 x 2.16)

Kitchen 10'10" x 12'8" (3.32 x 3.88)

Utility Room 7'4" x 9'0" (2.25 x 2.75)

Bedroom One 14'1" x 12'0" (4.31 x 3.68)

Bedroom Two 13'2" x 11'6" (4.03 x 3.51)

Bedroom Three 7'7" x 10'10" (2.33 x 3.31)

Bedroom Four 12'0" x 7'8" (3.67 x 2.35)

Bedroom Five 9'4" x 9'7" (2.86 x 2.93)

Tenure

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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