



- Detached House
- Kitchen
- Front and Rear Gardens
- EPC Rating D

- Three Bedrooms
- Bathroom WC
- Close to Amenities

- Lounge/Dining Room
- Garage
- Council Tax Band D

A 3 bedroom detached house situated on a corner plot within this popular residential area, well placed for local schools, shops and amenities. With gas fired central heating and sealed unit double glazing, the Reception Hall has a cloaks cupboard and leads to the dual aspect 21' Lounge/Dining Room, the focal point of which is the log burning stove. The Kitchen is fitted with a range of wall and base units with electric oven, gas hob and extractor over. There is also an integral fridge, freezer and dishwasher with matching doors. The First Floor Landing has access to the loft. Bedroom 1 is fitted with fitted wardrobes and is to the front. Bedroom 2, also a double is to the rear, whereas Bedroom 3 is to the front. The Bathroom/WC is fitted with a white suite comprising low level wc, wash hand basin and panelled bath with shower mixer. The 19' Garage is attached with gas combi boiler and door to garden.

Externally, the Front Garden is lawned with driveway to the Garage via an electric roller door. The Rear Garden has lawn and a range of mature shrubs.

Chapel House is a well established residential area with excellent neighbourhood facilities and good road and public transport routes into Newcastle city centre. There is also good access to Newcastle International Airport as well as the A69 and A1.

Entrance Hall

Lounge Area 13'2" x 12'1" (4.03 x 3.69)

Dining Area 8'8" x 8'5" (2.66 x 2.59)

Kitchen 11'1" x 10'1" (3.40 x 3.08)

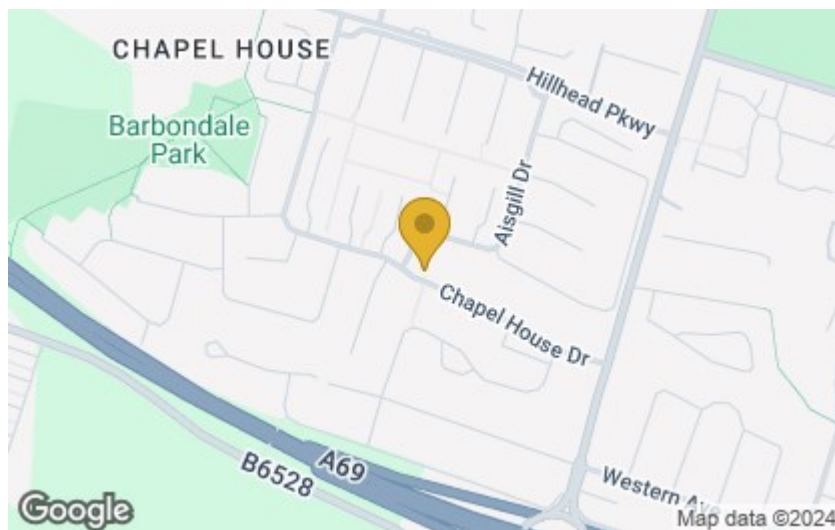
Bedroom 1 12'4" x 11'3" (3.78 x 3.45)

Bedroom 2 11'6" x 8'6" (3.52 x 2.60)

Bedroom 3 8'5" x 8'3" (2.58 x 2.52)

Bathroom WC 8'3" x 5'6" (2.53 x 1.69)

Garage 19'5" x 8'2" (5.92 x 2.50)



- Energy Performance: Current D Potential C
- Council Tax Band: D
- Distance from St John Vianney Primary School: 0.3 miles
- Distance from Kingston Park Metro: 2.6 miles
- Distance from Newcastle International Airport: 5.0 miles
- Distance from Newcastle Central Train Station: 5.8 miles

All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.