



4



3



1

- 4 Bedroom 3 Storey Townhouse
- Bi-folding doors to rear Garden
- Low Maintenance Rear Garden
- Council Tax Band D

- Immaculately Presented
- 2 bedrooms with En-suites
- Double Width Driveway

- Great Open Plan Kitchen Diner
- Separate Utility
- EPC TBC

Stunning 4 bedroom 3 storey town house situated on the popular cul-de-sac location of Chapel Grange in Westerhope. Benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with a Downstairs w/c with a low level w/c, vanity hand wash basin, part tiled walls, heated towel rail, tiled flooring, spotlights and extractor. Great open plan Kitchen Diner with bi-folding doors to the rear, wall and base units with centre island, stainless steel sink and drainer unit, integrated appliances include a self cleaning high level double oven, induction hob with an extractor hood over, fridge/freezer and dishwasher. combi boiler enclosed in the wall unit, tiled flooring, spotlights and a storage cupboard. Separate Utility with base units, roll top work surfaces, one and a half stainless steel sink and drainer unit, tiled flooring, plumbed for an automatic washing machine. To the first floor there is a Lounge with hardwood flooring and a contemporary electric fireplace, Bedroom 3 has laminate flooring, Bathroom with a freestanding bath, pedestal hand wash basin, low level w/c, heated towel rail, tiled walls and flooring, spotlights and an extractor fan. To the second floor Bedroom 1 has a walk-in wardrobe and an En-suite comprising of a double shower cubicle with a mains rainfall shower, low level w/c, pedestal hand wash basin, heated towel rail, tiled splash back. spotlights and an extractor fan. Bedroom 2 also has an En-suite with a shower cubicle, low level w/c, pedestal hand wash basin, heated towel rail, tiled splash back, spotlights and an extractor fan. Bedroom 4 has laminate flooring and a loft hatch. Externally there is a double width block paved drive leading to a half garage via and up & over door. To the rear there is an enclosed low maintenance garden with Astroturf and paved areas. Chapel Grange is a sought after cul-de-sac in desirable area on the Western periphery of Newcastle, with good local amenities.

#### W/C

#### Kitchen Diner

#### Utility

#### Lounge

#### Bedroom 3

#### Bathroom

#### Bedroom 1

#### En-suite 1

#### Bedroom 2

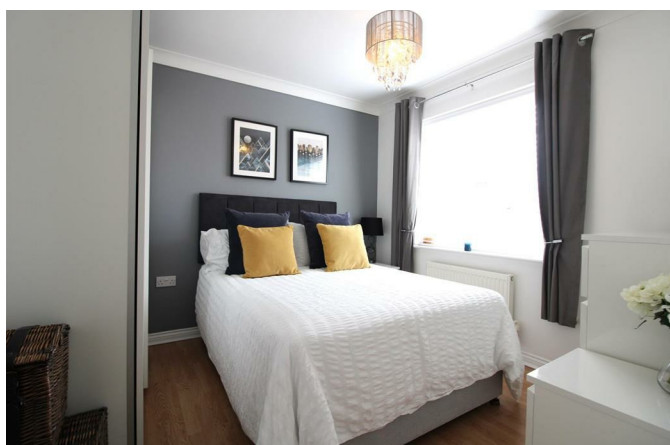
#### En-suite 2

#### Bedroom 4



\*Please see Floor Plan on Page 4 for room sizes.





Energy Performance: Current C Potential C

Council Tax Band: D

Distance from Westerhope Primary School: 0.2 miles

Distance from Kingston Park Metro: 1.8 miles

Distance from Newcastle International Airport: 4.1 miles

Distance from Newcastle Central Train Station: 5.1 miles



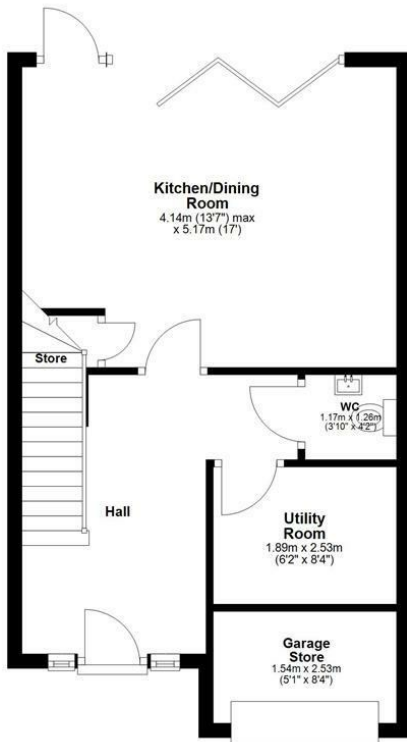
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WINNERS

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Verified reviews from our clients

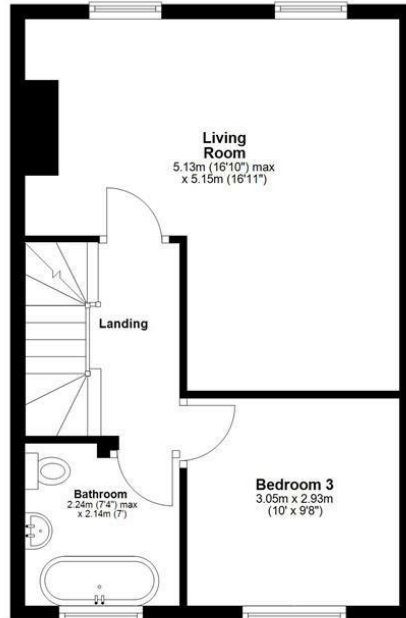
### Ground Floor

Approx. 44.2 sq. metres (476.0 sq. feet)



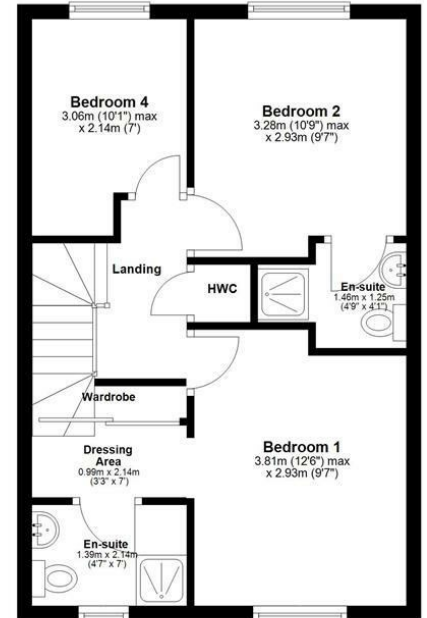
### First Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



### Second Floor

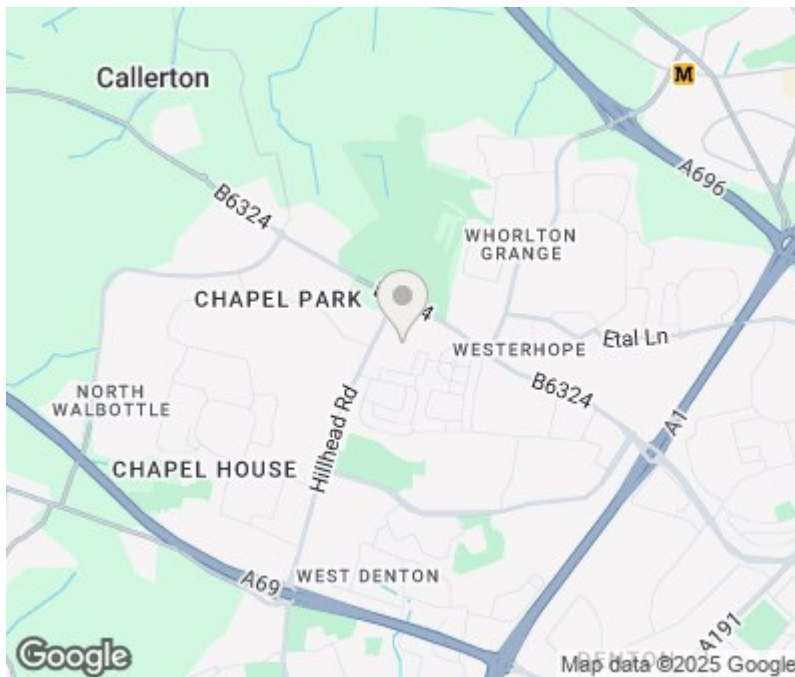
Approx. 42.0 sq. metres (452.6 sq. feet)



Total area: approx. 128.3 sq. metres (1381.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



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.