



3



1



2

- 3 Bedroom Dorma Semi Detached Bungalow
- No Upper Chain Involved
- Nearby Shops & Bus Routes
- EPC TBC - Council Tax band C

- 3 Reception Rooms
- Drive and Garage
- Gas Central Heating

- Downstairs Shower Room
- Cul-de-Sac Location
- Sealed Unit Double Glazed Windows



3 bedroom semi detached Dorma bungalow situated within a cul-de-sac location on Ainsdale Gardens, offered for sale with no upper chain involved and benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with a storage cupboard, Lounge with a bay window, feature fireplace and wall lights. Kitchen with a range of wall and base units, roll top work surfaces, sink and drainer unit, tiled splash backs, integrated electric oven and hob, extractor over, plumbed for dishwasher. Diner with stairs to the first floor, wall lights and opening to the Sitting Room with patio doors to the garden and a door to the garage. Downstairs Shower Room with a double shower cubicle with a mains shower, pedestal hand wash basin, low level w/c, tiled walls, heated towel rail. Bedroom 1 to the ground floor has fitted wardrobes, Bedroom 2 and 3 to the first floor both have Dorma windows and storage to the eaves.

Externally to the front there is a lawned garden and a driveway leading to a garage via an electric up and over door. To the rear there is an enclosed rear garden with a lawn and paved patio area.

Chapel House is a popular family area for the following reasons, good local shops, frequent bus links to the City Centre and surrounding areas, good schools, situated to the West of Newcastle nearby the A1 and A69 for the road networks.

**Lounge**

**Kitchen**

**Dining Room**

**Sitting Area**

**Shower Room**

**Bedroom 1**

**First Floor Landing**

**Bedroom 2**

**Bedroom 3**

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







Energy Performance: Current E Potential C

Council Tax Band: C

Distance from School:

Distance from Metro:

Distance from Village Centre:

*Please note all sizes and distances are approximate.*

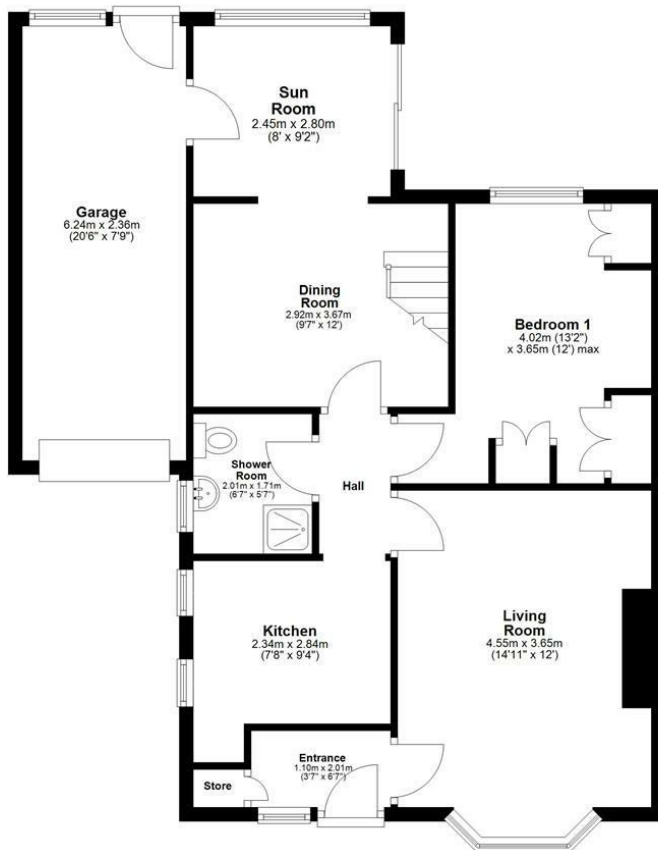
**2024  
WINNERS**

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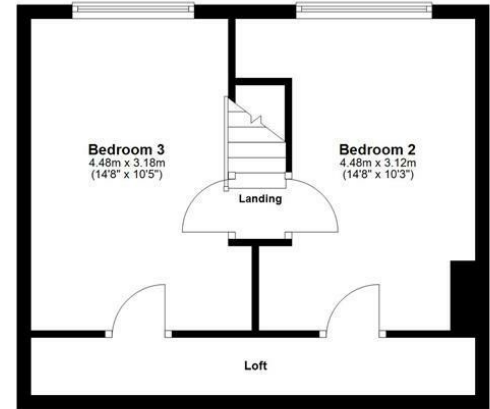
*Verified reviews from our clients*



## Ground Floor



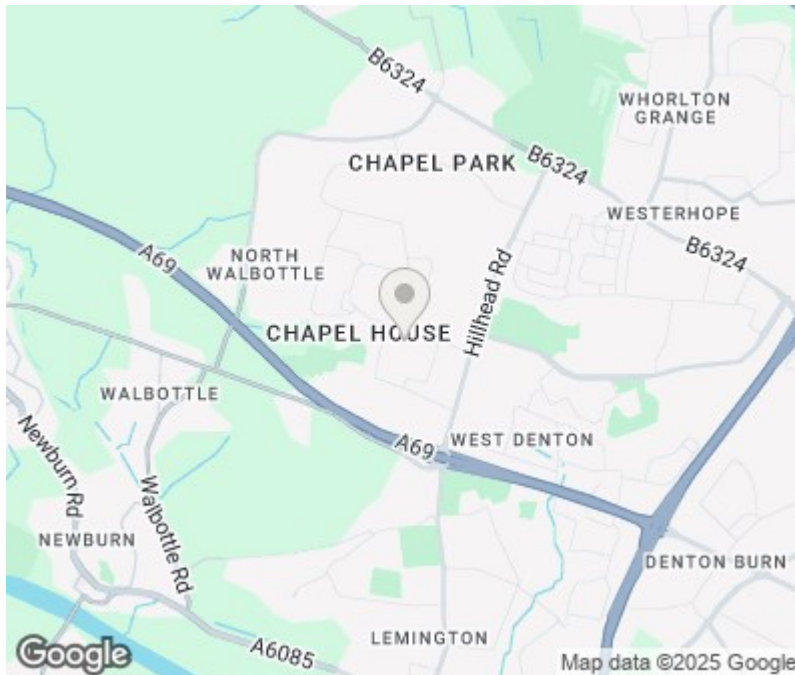
## First Floor



Total area: approx. 114.7 sq. metres (1234.5 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.