



2



1



1

- 2 Bedroom Mid Terrace House
- Low Maintenance Garden to the Rear
- Allocated Parking Space
- Council Tax Band B

- Modern Fitted Kitchen
- Gas Central Heating
- Freehold

- No Upper Chain Involved
- Sealed Unit Double Glazed Windows
- EPC TBC C

2 bedroom mid terraced house situated on the popular residential location on Grosvenor Way in Chapel Park. Offered for sale with no upper chain involved. Benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising an Entrance Hallway with laminate flooring and spotlight to the ceiling, Lounge with laminate flooring, spot lights to the ceiling, wall lights and stairs to the first floor. Modern fitted Kitchen with a range of wall and base units with work top surfaces, stainless steel sink, integrated appliances to include oven, microwave, ceramic hob with an extractor over, fridge freezer, wine fridge, dishwasher, washer dryer there is also a door to the rear and spotlights to the ceiling. First floor landing with a storage cupboard housing thew combi boiler and a loft hatch and pull down ladders. Bedroom 1 has built in wardrobes, Bedroom 2 has a storage cupboard, Bathroom suite comprising of a panelled bath with an electric shower over and shower screen, vanity unit with a wash band basin, low level w/c, part tiled walls, spot lights to the ceiling and an extractor fan.

Externally to the front there is an allocated parking bay and a low maintenance paved area leading to the front door. To the rear there is an enclosed garden with a gravelled and paved area which enjoys a westerly aspect.

Chapel Park is one of the more traditional and established residential areas in the West of Newcastle and lies a short distance from the city centre which can be easily reached via numerous bus routes. Newcastle provides an excellent array of schooling, cultural and shopping facilities including the Metro Centre and Quayside. The A69 and A1 trunk roads are also close at hand providing excellent transport links.

Hallway

Lounge

Kitchen

Bedroom 1

Bedroom 2

Bathroom



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



Energy Performance: Current C Potential B

Council Tax Band: B

Distance from West Denton Primary School: 0.6 miles

Distance from Kenton Bank Foot Metro: 2.2 miles

Distance from Central Train Station: 5.5 miles

Please note all sizes and distances are approximate.

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