



3



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2

- 3 Bedroom Semi Detached House
- Gardens to Front and Rear
- Gas Central Heating
- EPC TBC

- Driveway and Garage
- Open Plan Modern Kitchen Diner
- Sealed Unit Double Glazed Windows

- No Upper Chain Involved
- Modern Bathroom
- Council Tax Band C



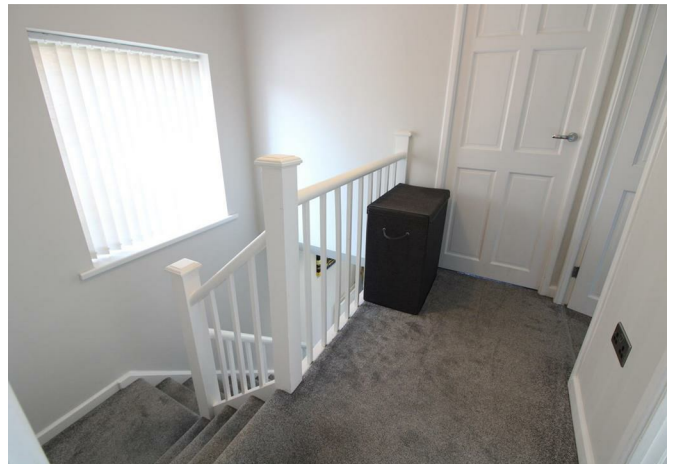
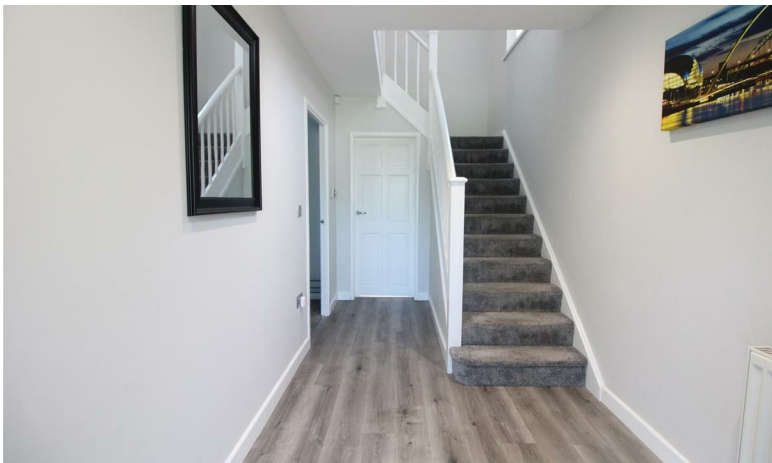
3 bedroom semi detached house offered for sale with no upper chain involved, benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of a Porch leading to an Entrance Hallway with laminate flooring, spotlights to the ceiling and stairs to the first floor. Lounge also has spotlights to the ceiling. Open plan Kitchen Diner with a range of wall and base units, Quartz work top surfaces, one and a half stainless steel sink and drainer unit, integrated electric oven and gas hob with an extractor over, tiled flooring, spotlights to the ceiling, patio doors to the rear garden. First floor Landing with a loft hatch which has pull down ladders. Bathroom with a freestanding bath, shower cubicle with mains shower, vanity unit with a wash hand basin, low level w/c, heated towel rail, tiled walls and flooring, spotlights to the ceiling and an extractor fan. There are two double bedrooms and one medium sized.

Externally to the front there is an enclosed garden with is mainly lawned and is enclosed with a mature hedge, to the rear there is a low maintenance themed garden with paved, decking and Astroturf areas, there is also a double length driveway leading to a single garage via an up and over door and has plumbing for a washing machine and a wall mounted Combi boiler.

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.



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





Energy Performance: Current C Potential B

Council Tax Band: C

Distance from St John Vianney Catholic Primary School: 0.1 miles

Distance from Kenton Bank Foot Metro: 2.7 miles

Distance from West Denton Shopping Centre: 0.9 miles

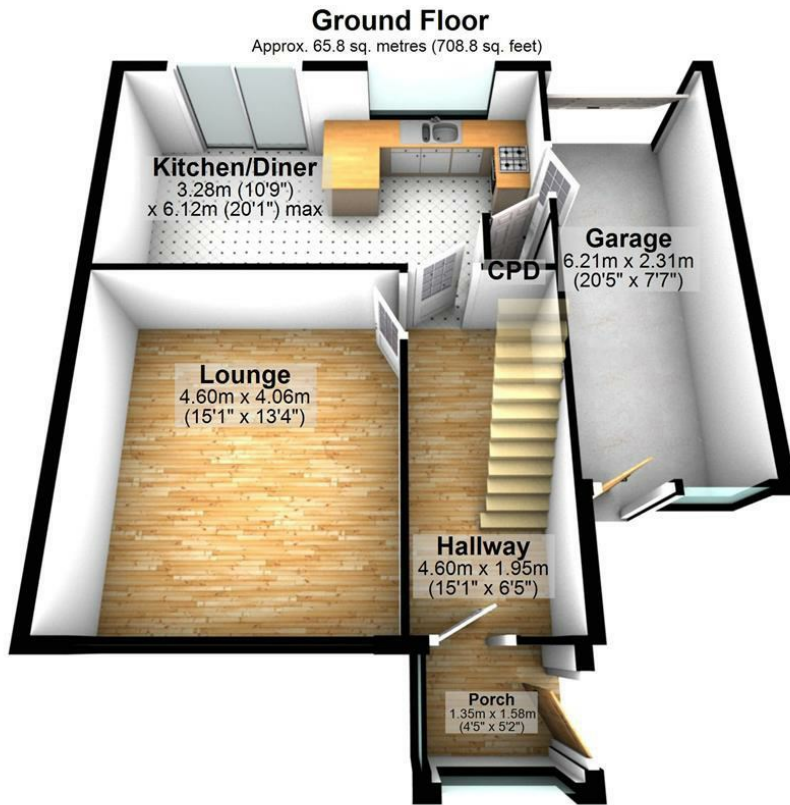
*Please note all sizes and distances are approximate.*

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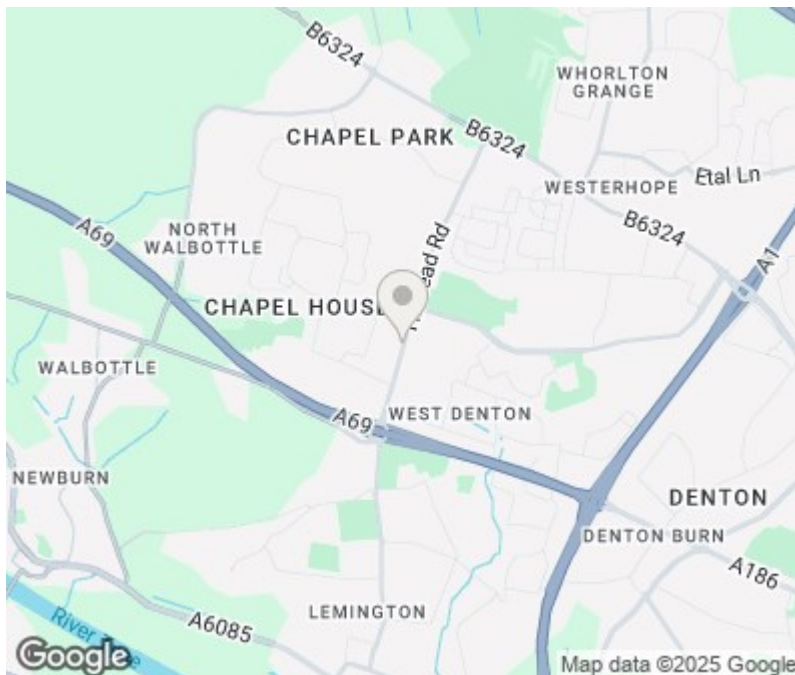




Total area: approx. 115.9 sq. metres (1247.8 sq. feet)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements of benches, stairways, openings etc are approximate. They should not be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error or mis-statement.  
Plan produced using PlanUp.

**25 Ashdale Cres , Chapel House, Newcastle Upon Tyne**



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.