



2



1



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- 2 Bedroom Semi Detached Bungalow
- Driveway
- No Upper Chain Involved
- Council Tax Band B | EPC D

- Conservatory
- Garage
- Gas Central Heating

- West Facing Enclosed Rear Garden
- Modern Shower Room
- Sealed Unit Double Glazed Windows

2 bedroom semi detached bungalow with no upper chain involved, benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway which has a loft hatch with a pull down ladder to a part boarded loft, Lounge with a feature fireplace and patio doors leading to the Conservatory which has a door leading to the rear garden. Kitchen with wall and base units, roll top work surfaces, stainless steel sink and drainer unit, tiled walls, wall mounted Combi boiler, door to garage. Shower Room which has a double cubicle with a mains shower, low level w/c, vanity unit with a wash hand basin, tiled walls, ceiling panels, heated towel rail. Bedroom 1 has sliding door mirrored wardrobes and is to the front aspect, Bedroom 2 is also to the front aspect.

Externally to the front there is a low maintenance gravelled garden and a block paved drive leading to the Garage accessed via an electric roller door, door to the garden and plumbing for a washing machine. To the rear there is a low maintenance private and enclosed garden with paved and gravelled areas which enjoys a westerly aspect, there are also 2 sheds.

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.





Energy Performance: Current D Potential C
Council Tax Band: B
Distance to Kenton Bank Foot Metro: 1.9 miles

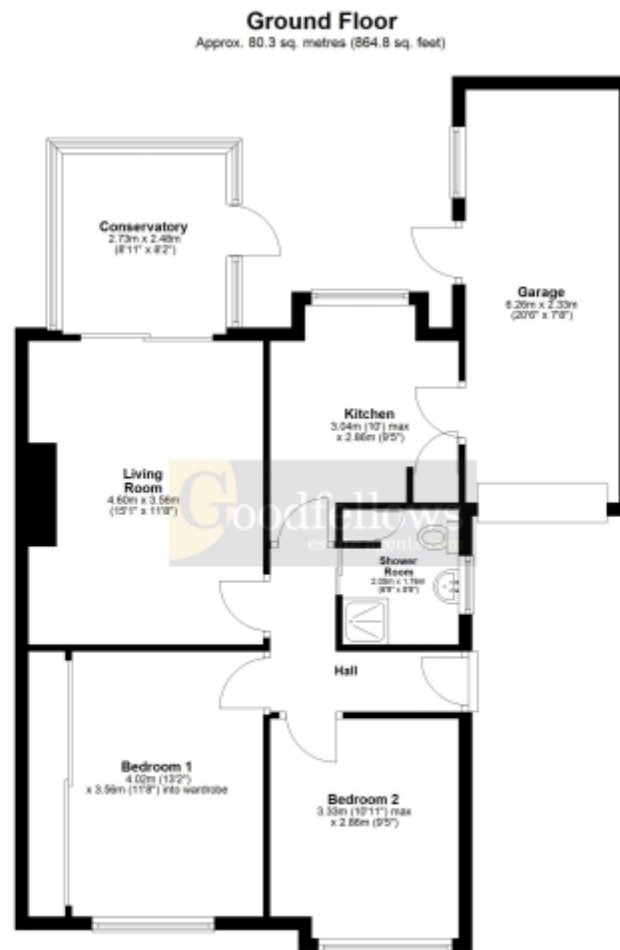
Distance to Knop Law Primary: 0.2 miles

Distance to City Centre: 6.0 miles

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Total area: approx. 80.3 sq. metres (864.8 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.