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- Extended Detached House
- Open Plan Lounge Diner
- Gas Central Heating
- Council Tax D

- Flexible as a 3 or 4 Bedroom
- Downstairs W/C
- Sealed Unit Double Glazed Windows

- Cul-de-Sac Location
- Nearby Shops and Buse Routes
- EPC D



Extended detached house situated with a cul-de-sac in the popular residential location of Chapel House. Benefitting from gas central heating and sealed unit double glazed windows. The flexible living accommodation could be used as a 3 or 4 bedroom property and briefly comprises of an Entrance Hallway with hardwood flooring and stairs to the first floor landing. Open plan Lounge Diner with dual aspect windows to the front and rear leading to a downstairs Bedroom or an additional Sitting Room which also has a dual aspect with a window to the front and French doors to the rear. Kitchen with wall and base units, work top surfaces, one and a half sink and drainer unit, integrated electric oven and hob with and extractor fan over, laminate flooring, integrated fridge, spot lights to the ceiling. Downstairs w/c, with low level w/c, vanity unit with a wash hand basin and tiled walls. Utility Area which is plumbed for a washing machine and has a door to the rear garden. To the first floor there is a Bathroom which has a panelled bath with a mains shower over and a shower screen, low level w/c, vanity unit with a wash hand basin, heated towel rail, Combi boiler enclosed in a storage cupboard, laminate flooring and spotlights to the ceiling.

Externally to the front there is a patio area and a double width block paved driveway leading to a half sized garage via an up and over door. To the rear garden there is a lawned and paved area.

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.



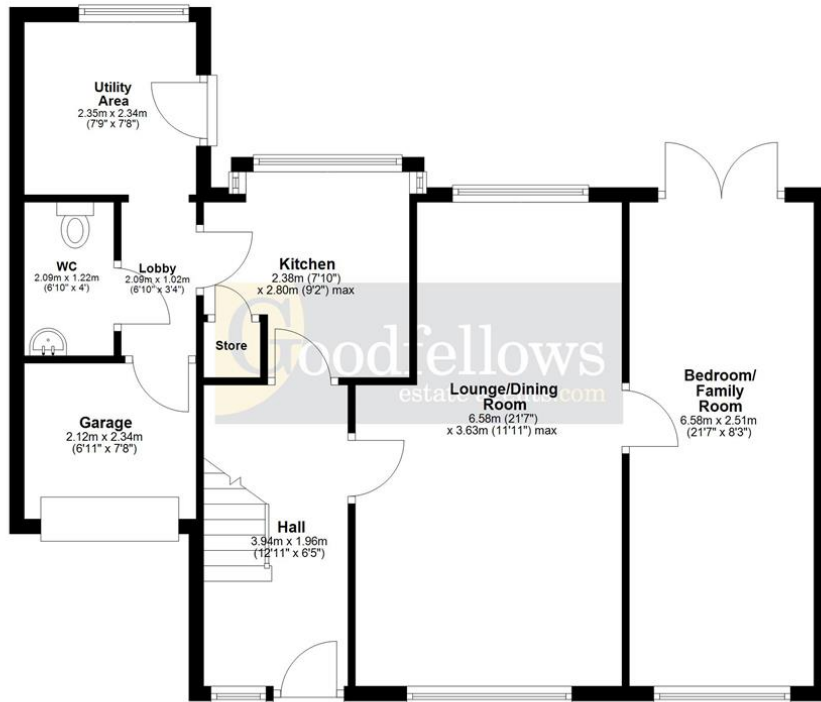


Energy Performance: Current C Potential B  
Council Tax Band: D  
Distance from Milecastle Primary School: 0.1 miles  
Distance from Kenton Bankfoot Metro: 2.9 miles  
Distance from Central Train Station: 6..5 miles

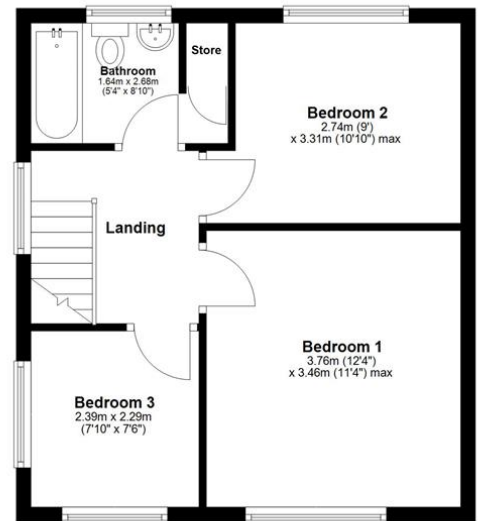




## Ground Floor



## First Floor



Total area: approx. 110.3 sq. metres (1186.9 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		83 B
69-80	C	70 C	
55-68	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.