



2



1



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- 2 Bedroom Semi Detached House
- Good Size Rear Garden
- Gas Central Heating
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- No Upper Chain Involved
- Open Plan Lounge Diner
- Council Tax Band B

- Modern Kitchen
- Driveway and Garage
- EPC D



2 bedroom semi detached house with no upper chain involved. Briefly comprising of an Entrance Porch leading to the Hallway which has stairs to the first floor. Open plan Lounge Diner with dual aspect windows to the front and rear. Kitchen with wall and base units, work top surfaces, stainless steel sink and drainer unit, tiled splash back, integrated electric oven and gas hob with an extractor hood over, laminate flooring, built in microwave, wall mounted Combi boiler enclose in the wall unit. First floor landing with a loft hatch, Bathroom which has a panelled bath with an electric shower over, pedestal hand wash basin, heated towel rail, tiled splash back. Separate W/C with a low level w/c and tiled splash back. Bedroom 1 is to the front aspect and has storage cupboards. Bedroom 2 is to the rear aspect.

Externally there is a block paved driveway to the front leading to a single garage via an up and over garage door. To the rear there is a generous sized lawned garden.

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.





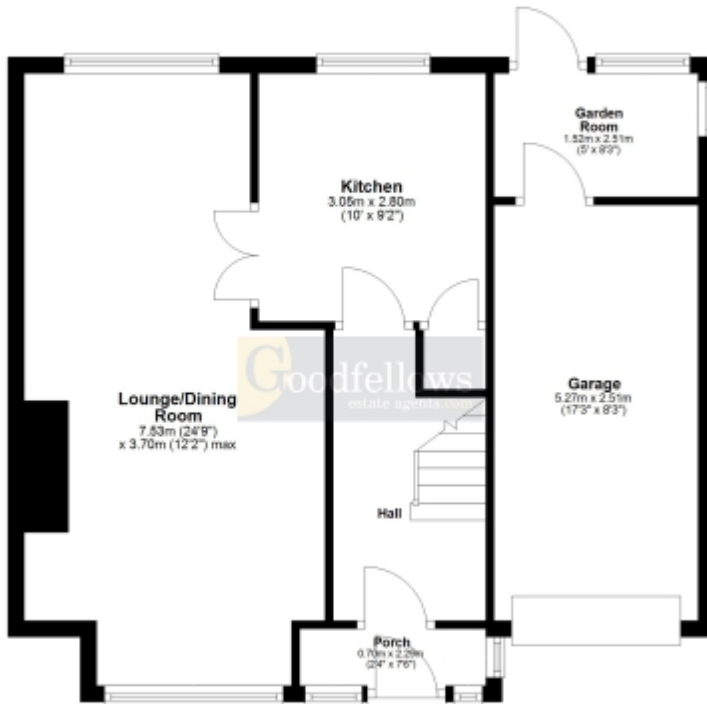


Energy Performance: Current D Potential C  
Council Tax Band: B  
Distance from St John Vianney Primary School: 0.3 miles  
Distance from Kingston Park Metro: 2.6 miles  
Distance from Newcastle International Airport: 5.0 miles  
Distance from Newcastle Central Train Station: 5.8 miles



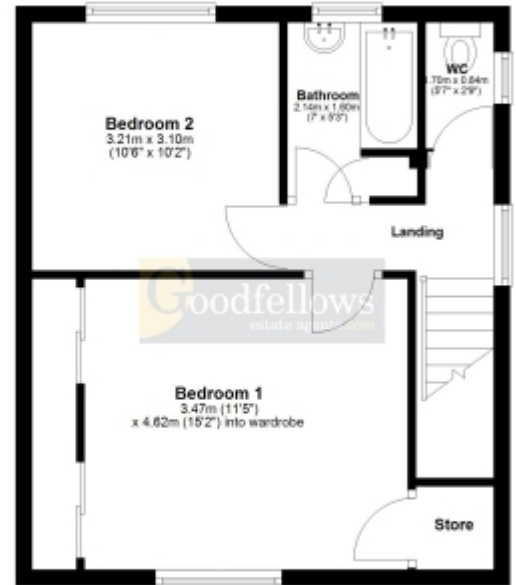
### Ground Floor

Approx. 52.9 sq. metres (569.3 sq. feet)



### First Floor

Approx. 37.6 sq. metres (404.4 sq. feet)



Total area: approx. 90.5 sq. metres (973.7 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	67 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.