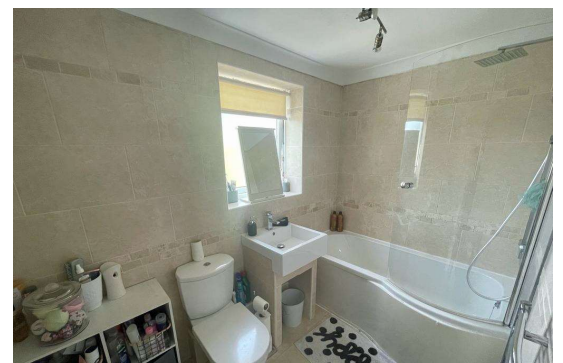




## Casterton Grove, Chapel House

- Semi detached family home
- Four bedrooms (Garage conversion)
- Conservatory
- Bathroom/w.c
- Front and rear gardens

**£245,000**



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# Casterton Grove, Chapel House, NE5 1HT

This semi detached family home is located on Casterton Grove in the popular Chapel House Estate. The property offers modern accommodation throughout and briefly comprises an entrance hall, lounge/dining room, conservatory, fitted kitchen, utility room and garage which has been converted an additional bedroom. To the first floor there are three bedrooms and family bathroom/w.c. Externally there are gardens to the front and rear. The front of the property is block paved providing off street parking with lawn area to side. The rear offers an enclosed which is laid to lawn with decked seating areas.

Chapel House 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. Rook Matthews Sayer would recommend an internal viewing to appreciate the accommodation and location on offer.

#### Entrance Hall

Central heating radiator, under stairs storage cupboard and stairs up to the first floor.

#### Open plan Lounge and Dining Room

13' 3" Max x 11' 3" (4.04m x 3.43m) plus 10' 5" x 8' 6" (3.17m x 2.59m)

Double glazed bay window to the front, two central heating radiators, laminate flooring and multi fuel burner with surround.

#### Conservatory

Laminate flooring, double glazed window to the rear and French doors leading to the rear garden.

#### Kitchen 9' 3" Max x 10' 4" Plus recess (2.82m x 3.15m)

Fitted with a range of wall and base units with work surfaces over, two circular stainless steel sinks with mixer tap, integrated microwave, grill, electric double oven, gas hob with extractor hood over, recessed downlights, plumbing for dishwasher and a double glazed window to the rear.

#### Utility Room 6' 9" x 8' 2" (2.06m x 2.49m)

Fitted wall units, plumbing for an automatic washing machine, laminate flooring and double glazed French doors leading to the rear garden.

#### Bedroom One 10' 9" x 6' 9" Plus recess (3.27m x 2.06m)

Double glazed window to the front and central heating radiator.

#### First floor landing

#### Bedroom Two 12' 8" x 10' 11" (3.86m x 3.32m)

Double glazed window to the front and central heating radiator.

#### Bedroom Three 10' 11" x 8' 9" (3.32m x 2.66m)

Double glazed window to the rear, laminate flooring, and a central heating radiator.

#### Bedroom Four 8' 8" x 7' 9" (2.64m x 2.36m)

Double glazed window to the front, laminate flooring and a central heating radiator.

#### Bathroom/w.c

Fitted with a three piece bathroom suite comprising low level w.c, P shaped panel bath with shower over and screen, vanity wash hand basin, heated towel rail, tiled walls, and flooring and a double glazed window to the rear.

#### Externally

##### Front Garden

Lawn garden with block paved drive providing parking.

##### Rear Garden

Enclosed garden which is laid to lawn with decked seating areas.

#### TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

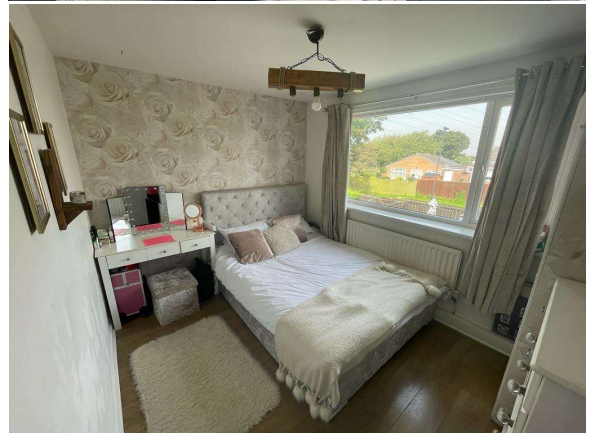
Length of Lease: 999 years from 1 December 1960

Ground Rent: £12.12 attributable to the land in this title

Council Tax Band: C

EPC Rating: C

WD7566/CC/EM/11.09.2023/V.1



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

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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