



## Gilmore Close, Chapel Park

- Extended semi detached bungalow
- Three bedrooms
- Kitchen/diner
- No onward chain
- Enclosed rear garden

**£210,000**



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# Gilmore Close,

## Chapel Park, NE5 1SL

Offering no onward chain is this semi detached bungalow situated on Gilmore Close in Chapel Park. While the property does need some modernising, this is a fantastic chance to truly make the house your own. Internally the accommodation comprises of an entrance porch leading to the open plan kitchen/dining area, lounge with French doors leading to the enclosed rear garden, three bedrooms, the main bedrooms offer fitted wardrobes and ensuite facilities. There is also a family bathroom/w.c.

Externally there is a block paved drive providing parking for three vehicles. The is enclosed garden with decked seating area.

Location-wise, this bungalow is a gem. You will find excellent public transport links nearby, making your commute a breeze. Plus, there are local amenities within easy reach, ensuring you have everything you need close by. For families, the proximity to local schools is an added bonus.

Entrance Lobby

Laminate flooring and recessed downlights.

Lounge 14' 1" x 11' 10" (4.29m x 3.60m)

Double glazed window and doors to the rear, television point and coving to ceiling.

Kitchen Area (L Shaped) 12' 0" Max x 10' 5" Max including recess (3.65m x 3.17m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ bowl sink with mixer tap and drainer, integrated hob with oven below and extractor hood over, laminate flooring, storage cupboard.

Dining Area 17' 9" Max x 6' 9" Max (5.41m x 2.06m)

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

Inner Hall

Loft access.

Bedroom One 21' 7" Max including wardrobes x 11' 10" Max including wardrobes (6.57m x 3.60m)

Double glazed window to the front, laminate flooring, central heating radiator, fitted wardrobes and drawers.

Ensuite

Fitted with a low level w.c, vanity wash hand basin, shower cubicle, chrome heated towel rail and a double glazed window.

Bedroom Two 14' 6" Plus door recess x 6' 10" Max (4.42m x 2.08m)

Double glazed window to rear, central heating radiator and door to rear.

Bedroom Three 9' 3" x 8' 4" (2.82m x 2.54m)

Double glazed door to lean to.

Bathroom/w.c

Fitted with a four piece white bathroom suite comprising low level w.c with concealed cistern, shower cubicle, free standing bath with mixer tap, wall mounted wash hand basin, chrome heated towel rail, tiled walls and flooring.

Externally

Front Garden

Block paved drive providing parking for multiple vehicles.

Rear Garden

Enclosed garden with raised decked seating and gravel area.

### 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<sup>st</sup> June 1970

Ground Rent: £20 per annum. Vendor unaware of any planned increase.

Service Charge: £0

Any Other Charges/Obligations: None

**Council Tax Band: B**

**EPC Rating: C**

WD7617/BW/EM/24.10.2023/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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