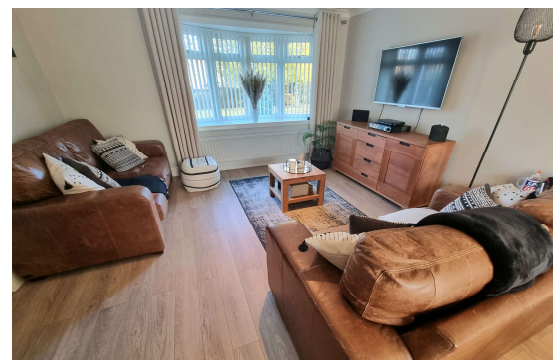




Glenwood Walk, Chapel Park

- Semi detached family home
- Three bedrooms
- Open plan lounge and dining room
- Breakfasting kitchen
- Detached garage

£220,000



0191 267 1031
120 Roman Way, West Denton NE5 5AD

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
westdenton@rmsestateagents.co.uk

Glenwood Walk, Chapel Park, NE5 1ST

We are delighted to welcome to the market this very well presented semi detached family home situated on Glenwood Walk in Chapel Park .
The accommodation briefly comprises to the ground floor: an entrance porch, open plan lounge and dining room and modern breakfasting kitchen . To the first landing there are three bedrooms and a family bathroom.

Other benefits include double glazing and gas central heating. Externally there is a garden at the front. To the rear there is a garden and patio area, with a detached single garage and parking.
The property is close to quality schools, shops, and amenities as well as access to good public transport routes, to and from Newcastle City Centre, the Metro Centre and the A1 and A69.
This is a beautiful family home so we expect Interest is expected to be high, therefore an early viewing comes highly recommended.

Entrance Porch
Storage cupboard and double glazed windows.

Hall
Laminate flooring, central heating radiator, stairs to the first floor and understairs storage cupboard.

Open plan lounge/dining room

Lounge Area 13' 7" Max x 12' 7" Max plus bow window (4.14m x 3.83m)
Double glazed bow window to the front, laminate flooring, television point and coving to ceiling.

Dining Area 9' 11" x 8' 9" (3.02m x 2.66m)
Laminate flooring, central heating radiator and a double glazed window and doors to the rear garden

Breakfasting Kitchen 18' 0" Plus door recess x 9' 3" Max (5.48m x 2.82m)
Fitted with a range of wall and base units with work surfaces over, tiled splash back, 1 1/2o bowl stainless steel sink with mixer tap and drainer, rangemaster Toledo oven, plumbing for an automatic washing machine, recessed downlights, tiled flooring, double glazed window to the side and double glazed French doors leading to the rear garden.

Landing
Double glazed window to the side, airing cupboard and loft access.

Bedroom One 11' 0" Plus recess x 10' 3" Plus wardrobes (3.35m x 3.12m)
Double glazed window to the front, central heating radiator and fitted wardrobes.

Bedroom Two 11' 0" Plus recess x 8' 8" Max (3.35m x 2.64m)
Double glazed window to the rear, central heating radiator and laminate flooring.

Bedroom Three 8' 8" x 6' 8" (2.64m x 2.03m)
Double glazed window to the front, central heating radiator and laminate flooring.

Bathroom/w.c
Fitted with a low level w.c, pedestal wash hand basin, shower cubicle, chrome heated towel rail, tiled walls, and flooring and a double glazed window to the rear.

Externally

Front Garden
Lawn garden with paved path to entrance and side access.

Rear Garden
Enclosed rear garden which is mainly laid to lawn with paved patio area.

Detached garage 18' 8" x 8' 6" (5.69m x 2.59m)
Door width 7' 6" (2.28m) Up and over door. internal door to garden

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 1st June 1970 - £10 payable every 6 months, not aware of any future increases.

Council Tax Band: C
EPC Rating: D

WD7603/BW/EM/10.11.2023/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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.

16 Branches across the North-East

