



Beckside Gardens, Chapel House

- Extended Link detached family home- large plot
- Four bedrooms
- Stunning dining kitchen and reception room
- Double garage and large driveway
- Three bathrooms

£400,000



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

ROOK
MATTHEWS
SAYER

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

Beckside Gardens,

Chapel House, NE5 1BQ

We welcome to the market this very well presented and extended four bedroom link detached family home situated on Beckside Gardens in Chapel House.

This lovely spacious property briefly comprises to the ground floor: and entrance hallway, lounge, playroom/study, beautifully designed extended kitchen, dining and reception room with integrated appliances including, double oven, hob and extractor, fridge freezer, and dishwasher. There is a utility and cloaks WC.

To the landing there are four bedrooms, the main with full ensuite facilities, the second bedroom also comes with ensuite, with a separate family bathroom. Other benefits include gas central heating and double glazing.

Externally the property has a spacious driveway leading to the double garage to the front, with a fabulous garden to the rear and side.

This property is located within 1 mile of quality schools, shops and amenities, also offering good access to public routes to and from Newcastle City Centre, the Metro Centre, A69 and A1.

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

Hall

Central heating radiator, luxury vinyl flooring and stairs up to the first floor.

Lounge 13' 6" Max x 12' 4" Max (4.11m x 3.76m)

Double glazed window to the front, central heating radiator, television point and log burner.

Play Room/Study 11' 5" x 7' 3" (3.48m x 2.21m)

Double glazed window to the front, central heating radiator and recessed downlights.

Reception Dining Kitchen 27' 6" Max x 20' 2" Max (8.38m x 6.14m)

Fitted with a range of wall and base units with quartz work surfaces over, ceramic sink with mixer tap, integrated appliances including double oven, fridge/freezer, dishwasher, centre island with induction hob with flush fit ceiling hood, recessed downlights, three double glazed skylights, luxury vinyl flooring, under floor heating, door to garage and bi folding doors leading to the rear garden.

Utility Room 7' 1" x 5' 6" (2.16m x 1.68m)

Fitted with wall and base units with work surfaces over, sink with mixer tap and drainer, plumbing for automatic washing machine and dryer, luxury vinyl flooring, central heating radiator, recessed downlights, and extractor fan.

Cloakroom/w.c

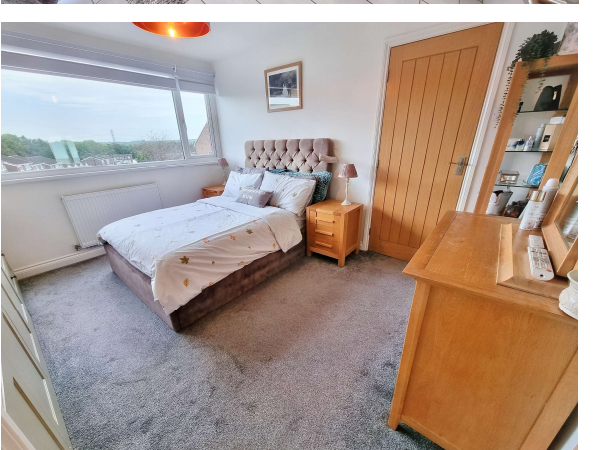
Fitted with a low level w.c, wash hand basin with part tiled walls, heated towel rail, luxury vinyl flooring, extractor fan and recessed downlights.

Landing

Central heating radiator and loft access.

Bedroom One 12' 9" Max x 11' 0" Including wardrobes (3.88m x 3.35m)

Triple glazed window to the front, central heating radiator, fitted wardrobes and drawers.



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



Ensuite Bathroom

Fitted with a four piece bathroom suite comprising low level w.c with concealed cistern, luxury oval bath with shower mixer tap, vanity wash hand basin, walk in shower, under floor heating, part tiled walls, heated towel rail, recessed downlights, extractor fan and two double glazed skylight windows.

Bedroom Two 11' 9" Including wardrobes plus recess x 6' 10" Max (3.58m x 2.08m)

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

Ensuite

Fitted with a low level w.c, vanity wash hand basin, walk in double shower, recessed downlights, heated towel rail, tiled flooring, part tiled walls and a double glazed window.

Bedroom Three 11' 2" Including wardrobes x 8' 5" Max (3.40m x 2.56m)

Double glazed window to the rear, central heating radiator and fitted wardrobes.

Bedroom Four 8' 6" x 8' 1" (2.59m x 2.46m)

Triple glazed window to the front and a central heating radiator.

Bathroom/w.c

Fitted with a three piece bathroom suite comprising low level w.c, vanity wash hand basin, bath with shower over, tiled walls and under floor heating, recessed downlights, heated towel rail, extractor fan and a double glazed window.

Externally

Front Garden

Tarmac drive providing off street parking for multiple cars and leading To the double garage and side access gate.

Rear Garden

Enclosed tiered garden which is laid to with artificial grass, paved seating area, children playhouse and barbeque area. There is also access to the garage.

Garage 17' 0" Max x 14' 8" Max (5.18m x 4.47m)

Door width 13' 5" (4.09m)

Power and lighting, remote controlled roller door and door leading to the rear 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 December 1960

Ground Rent: £5.00 payable every 6 months

Council Tax Band: C

EPC Rating: D

WD7590/BW/EM/17.10.2023/V.3



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 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

