



## Arnside Walk, Chapel House

- Semi detached family home
- Four bedrooms
- Lounge/dining room
- Breakfasting kitchen
- Bathroom and ground floor shower room/WC
- Study
- Front and rear gardens, single garage

**£235,000**



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# Arnside Walk, Chapel House, NE5 1DY

Welcome to this delightful semi-detached house that is currently on the market! Nestled within easy reach of public transport links, local amenities, and nearby schools, this property is ideally suited for families looking for a welcoming place to call home.

The house is in good condition, ready for you to move in and add your personal touch. It boasts four cosy bedrooms that offer plenty of space. The property also comprises an entrance hall, open plan lounge/dining room, study, shower room/w.c, a modern breakfasting kitchen and family bathroom/w.c.

Externally there are front and rear gardens. The front is mainly laid to lawn with paved path to entrance. The rear garden is enclosed with lawn and paved areas. There is also an integrated single garage.

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

Entrance Hall  
Stairs up to the first floor and a central heating radiator.

Ground floor shower room/WC  
Fitted with a close coupled w.c, vanity wash hand basin, shower cubicle, chrome heated towel rail and a double glazed window.

Study 10' 3" x 7' 1" (3.12m x 2.16m)  
Two double glazed windows and a central heating radiator.

Open Plan lounge/dining room  
Lounge Area 13' 2" Max x 12' 5" Max (4.01m x 3.78m)  
Double glazed window to the front, central heating radiator, television point and log burner with hearth.

Dining Area 10' 2" Max x 8' 7" Max (3.10m x 2.61m)  
Double glazed window to the rear and a central heating radiator.

Breakfasting Kitchen 16' 0" Max including storage cupboard x 9' 7" Plus door recess (4.87m x 2.92m)  
Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ stainless steel sink with mixer tap and drainer, integrated hob with extractor hood over and oven below, plumbing for an automatic washing machine, central heating radiator, three double glazed windows and door leading to garage.

Landing  
Bedroom One 12' 1" Max x 9' 7" Plus wardrobes (3.68m x 2.92m)  
Double glazed window to the front, central heating radiator and fitted wardrobes.

Bedroom Two 11' 8" x 9' 3" (3.55m x 2.82m)  
Double glazed window to the rear and a central heating radiator.

Bedroom Three 12' 9" x 7' 1" (3.88m x 2.16m) Plus 12' 6" Max x 7' 1" Max (3.81m x 2.16m)  
Dual aspect windows to the front and rear, central heating radiator and loft access.

Bedroom Four 8' 1" Max x 8' 0" Max (2.46m x 2.44m)  
Double 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, pedestal wash hand basin, panel bath, central heating radiator, recessed downlights, airing cupboard and a double glazed window.

Externally  
Front Garden  
Lawn garden with paved path to entrance.

Rear Garden  
Enclosed lawn and paved driveway.

Garage 16' 6" Max x 7' 4" Max (5.03m x 2.23m)  
Door width 7' 0" (2.13m)

PRIMARY SERVICES SUPPLY  
Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains - Gas  
Broadband: Fibre to premises  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

MINING  
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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> December 1960  
Ground Rent: £6.00 every 6 months

EPC RATING: E  
COUNCIL TAX BAND: C

WD7974/BW/EM/12.09.2024/V.1



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