



Denham Walk | Chapel House | NE5 1JE

Offers Over £100,000



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First floor flat

Two bedrooms

Lounge

Kitchen

Bathroom/W.C

No onward chain

Enclosed rear garden

Single garage

ROOK
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We welcome to the market this two bedroom first floor flat situated on Denham Walk, on the popular Chapel House estate.

The accommodation comprises of: entrance lobby with stairs to the landing, lounge, fitted kitchen, bathroom/w.c and two bedrooms.

Externally there is a low maintenance garden to the rear. The property also benefits a detached garage.

Chapel House is a desirable estate approximately 5 miles from Newcastle city centre. It enjoys a good range of local services including, shops, schools and other amenities and lies in a favourable transport location in the crook of the A1 / A69 junction. There is also good public transport links into Newcastle city centre.

Entrance Hall

Stairs up to the first floor.

Landing

Two storage cupboards and a central heating radiator.

Lounge 16' 0" Plus recess x 12' 0" (4.87m x 3.65m)

Double glazed window to the front, central heating radiator and feature fireplace.

Kitchen 9' 6" Plus recess x 8' 10" Max (2.89m x 2.69m)

Fitted with a range of base units with work surfaces over, tiled walls, stainless steel sink with mixer tap and drainer, gas cooker point with stainless steel extractor hood over, storage cupboard housing central heating boiler, chrome heated towel rail and a double glazed window.

Bathroom/W.C

Fitted with a three piece bathroom suite comprising low level w.c, pedestal wash hand basin, panel bath with shower over, chrome heated towel rail, tiled walls, and flooring, and a double glazed window.

Bedroom One 12' 8" Max x 10' 4" Max plus built in wardrobes (3.86m x 3.15m)

Double glazed window, central heating radiator and built in wardrobes.

Bedroom Two 8' 11" Max x 8' 2" In wardrobes (2.72m x 2.49m)

Double glazed window to the rear and fitted wardrobes.

Externally

Paved path to entrance.

Rear Garden

Enclosed paved garden.

Garage

Detached garage and driveway

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: Garage

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 01.12.1960

Ground Rent: £6.30 per annum.

COUNCIL TAX BAND: A

EPC RATING: D

WD8237/BW/BW/16.05.2025. V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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.