



Grosvenor Way | Chapel Park | NE5 1SF

**£199,995**



**3**



**1**



**1**

**Semi detached house**

**Three bedrooms**

**Lounge/Dining room**

**Bathroom/W.C**

**Front and rear gardens**

**Single garage**

**No onward chain**

**Ducted air heating**

**ROOK  
MATTHEWS  
SAYER**

We are delighted to bring to the market a semi-detached house for sale. This is a fantastic opportunity to acquire a property that is ideally located in proximity to public transport links, nearby schools, and local amenities, making it an excellent choice for families and professionals alike.

The property boasts a generous layout that comprises of three well-appointed bedrooms. The bedrooms offer ample space, providing the perfect canvas for you to personalise and create your haven of tranquility. This home also features a spacious reception room, kitchen, and bathroom/W.C.

Externally there are front and rear gardens, the front offers off street parking leading to the single garage. To the rear there is an enclosed lawn garden with decked seating area.

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

Entrance Porch 10' 10" x 4' 8" (3.30m x 1.42m)

Double glazed window to the side, tiled flooring, and door to:-

Hall

Stairs up to the first floor, under stair storage cupboard and storage cupboard.

*Open plan lounge/dining room*

Lounge Area 13' 2" x 11' 3" (4.01m x 3.43m)

Double glazed window to the front, laminate flooring, and feature fireplace with inset, hearth and surround.

Dining Area 10' 1" x 9' 11" (3.07m x 3.02m)

Double glazed windows and patio doors leading to the rear and laminate flooring.

Kitchen 9' 4" x 8' 0" (2.84m x 2.44m)

Fitted with a range of wall and base units with work surfaces over, tiled walls, 2 circular stainless steel sinks with mixer tap, integrated gas hob with oven below and extractor over, double glazed window to the rear.

Landing

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

Bedroom One 10' 11" Plus recess x 10' 7" Max plus wardrobes (3.32m x 3.22m)

Double glazed window to the front and fitted wardrobes.

Bedroom Two 10' 9" Plus recess x 8' 6" Plus wardrobes (3.27m x 2.59m)

Double glazed window to the rear and fitted wardrobes.

Bedroom Three 8' 8" x 6' 9" (2.64m x 2.06m)

Double glazed window to the front.

Bathroom/W.C

Fitted with a three piece bathroom suite comprising low level W.C, panel bath with shower over and screen, pedestal wash hand basin, tiled walls, laminate flooring, tiled flooring and a double glazed window to the rear.

#### Externally

Front Garden

Paved drive leading to the single garage and lawn area to side.

Rear Garden

Enclosed lawn garden with decked seating area and access to garage.

Garage 16' 2" x 7' 8" (4.92m x 2.34m)

Door width 7' 3" Approx (2.21m)

Remote controlled garage door, double glazed window, and door to rear.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains - Gas (Ducted air heating)

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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.

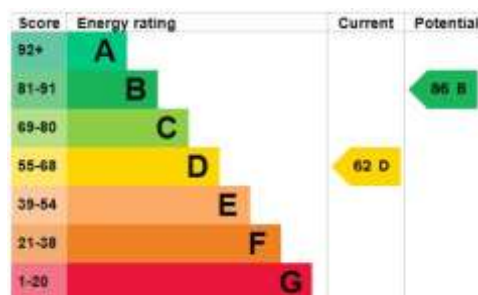
Length of Lease: 999 years from 1<sup>st</sup> June 1970

Ground Rent: £20 per annum

#### COUNCIL TAX BAND: C

#### EPC RATING: D

WD8085/03.06.2025/BW/EM/V.1







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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.