



Hillhead Parkway | Chapel House | NE5 1JY

Offers Over £219,995



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Link detached house

Three bedrooms

Lounge/Dining room

Conservatory

Cloakroom/W.C

Bathroom/W.C

Front and rear gardens

Single garage

ROOK
MATTHEWS
SAYER

Presenting this link detached house, now available for sale with the added benefit of no onward chain. This desirable property is ideally located within close proximity to excellent public transport links, reputable schools, and a range of local amenities, making it a superb choice for first time buyers and families alike.

The ground floor comprises an entrance lobby, lounge/dining room, extended kitchen, conservatory, and cloakroom/W.C.

There are three well-proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes, providing excellent storage solutions. The family bathroom is conveniently situated, ensuring ease of access for all members of the household.

A charming conservatory at the rear of the property offers additional living space, perfect for enjoying the views of the garden throughout the year. The property further benefits from a single garage, offering secure parking or additional storage.

This home is ideally positioned to take advantage of nearby schools, transport options, and essential local amenities, creating a comfortable and convenient lifestyle. Viewing is highly recommended to appreciate the generous accommodation and superb location this property has to offer.

Entrance Lobby.
Double glazed window to the front and door leading to:-

Hall
Storage cupboard and stairs up to the first floor.

Lounge Area 13' 8" x 11' 11" (4.16m x 3.63m)
Double glazed window the front, central heating radiator, laminate flooring, and wall mounted electric fire.

Dining Area 9' 3" x 7' 10" (2.82m x 2.39m)
Double glazed window to the rear and a central heating radiator.

Inner Hall
Three storage cupboards.

Conservatory 11' 1" Max x 6' 2" Plus door recess (3.38m x 1.88m)
Laminate flooring, double glazed windows and double doors leading to the rear garden.

Kitchen 14' 10" Max x 7' 3" Max (4.52m x 2.21m)
Fitted with a range of wall and base units with work surfaces over, splash back tiles, integrated hob with oven below and extractor hood over, sink with mixer tap and drainer, plumbing for dishwasher, space for fridge and freezer, central heating radiator and a double glazed window to the rear.

Ground floor W.C
Fitted with a low level W.C, vanity wash hand basin, and a central heating radiator.

Landing
Double glazed window to the side.

Bedroom One 12' 4" Max x 9' 7" Plus wardrobes (3.76m x 2.92m)
Double glazed window to the front, central heating radiator and fitted wardrobes.

Bedroom Two 9' 10" Plus recess x 8' 11" Max (2.99m x 2.72m)
Double glazed window to the rear and a central heating radiator.

Bedroom Three 7' 10" x 7' 6" (2.39m x 2.28m)
Double glazed window to the front and a central heating radiator.

Bathroom/W.C
Fully tiled bathroom comprising low level W.C, vanity wash hand basin, P shaped panel bath with shower over and screen, chrome heated towel rail, recessed downlights, loft access and a double glazed window to the rear.

Externally
Front Garden
Lawn garden with paved path to entrance.

Rear Garden
Enclosed low maintenance rear garden which is mainly laid to artificial lawn with paved seating area.

Garage 16' 4" x 8' 1" (4.97m x 2.46m)
Door width 7' 4" (2.23m)
Remote electric roller door, power, and lighting.

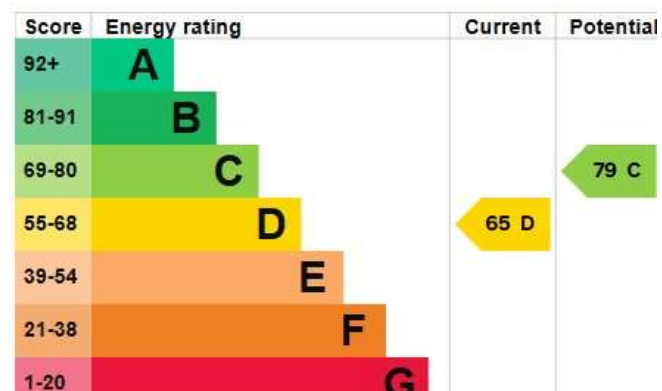
PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: Garage and Driveway

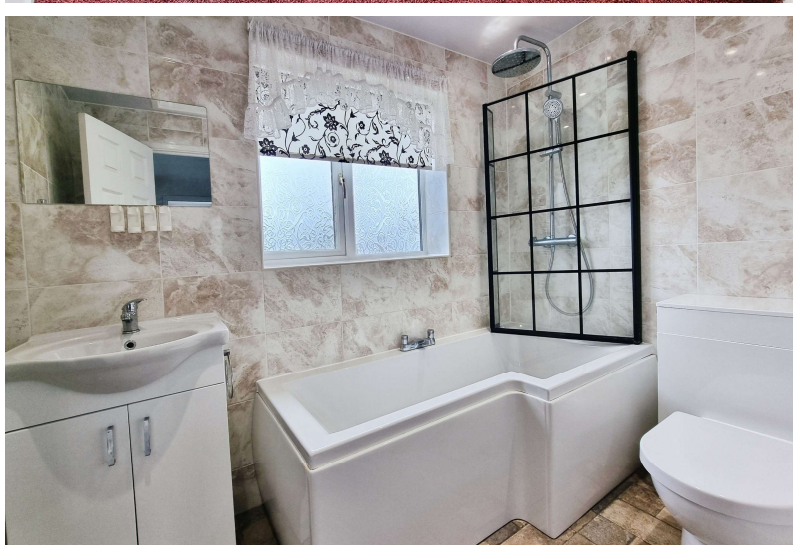
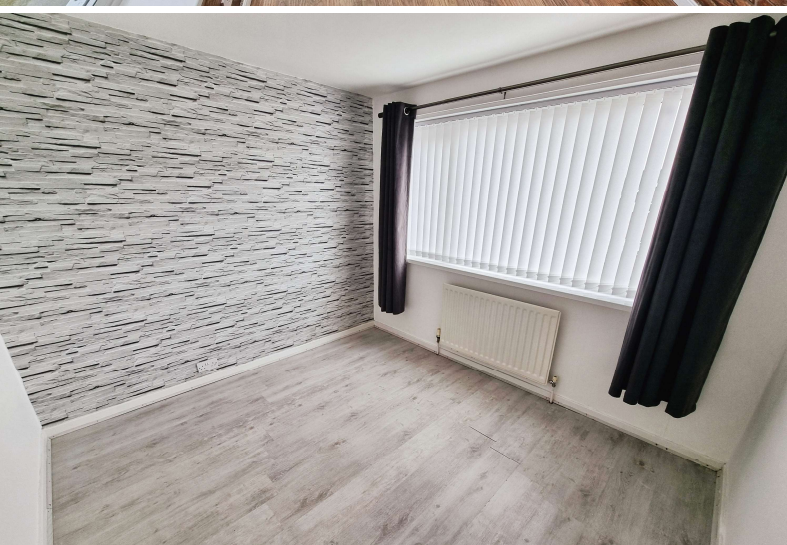
MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. -

TENURE
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C
EPC RATING: D

WD8390/BW/EM/08.09.20258/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.