

45 Ingram Drive  
Chapel Park  
Newcastle upon Tyne  
NE5 1TG

Offers Over  
£340,000



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- Extended 3 Bedroom Detached House
- Sought After Residential Location
- Enclosed Rear Garden
- Gas Central Heating
- Council Tax Band E
- Open plan Kitchen / Sitting Room with Vaulted Ceiling
- Double Width Driveway and Garage
- Cul-de-Sac
- Sealed Unit Double Glazed Windows
- EPC D





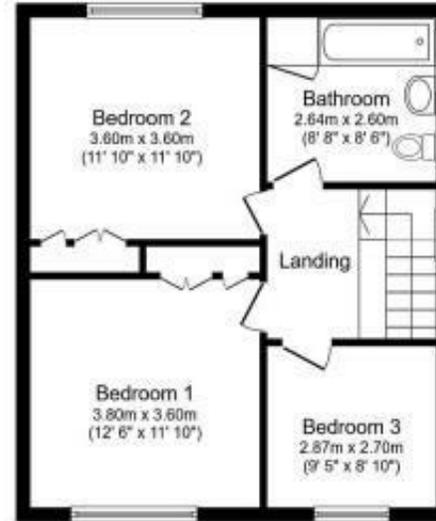


45 Ingram Drive, Chapel Park, Newcastle upon Tyne, NE5 1TG





**Ground Floor**  
Floor area 103.8 sq.m. (1,117 sq.ft.)



**First Floor**  
Floor area 49.9 sq.m. (537 sq.ft.)

**Total floor area: 153.6 sq.m. (1,654 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



**EPC Rating: D**  
**Council Tax Band: E**

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements. The agent has not tested any equipment, services, fixtures or fittings and makes no representation regarding their condition.

**CONTACT**

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