

Chapel House Drive | Chapel House | NE5 1AH

£230,000

3 1 1

Semi detached family home

Three bedrooms

Lounge/Dining room

Conservatory

Kitchen & Utility room

No onward chain

Bathroom/W.C

Front and rear gardens, garage

RMS | Rook Matthews Sayer

Situated within the popular residential area of Chapel House, this well-presented three-bedroom semi-detached family home is ideally placed for a wide range of local amenities and excellent transport links, making it an ideal purchase for families, first-time buyers, or those looking to downsize. The property is offered to the market with the added benefit of no onward chain.

The accommodation briefly comprises an entrance porch, welcoming hallway, spacious lounge with feature fireplace, dining room, conservatory overlooking the rear garden, fitted kitchen, and a useful utility room with internal access to the garage. To the first floor there are three well-proportioned bedrooms and a modern family bathroom/W.C.

Externally, the property benefits from a block-paved driveway providing off-street parking for multiple vehicles and access to the attached garage. To the rear is an enclosed garden, mainly laid to lawn with a decked seating area, offering an ideal space for relaxing and entertaining.

Chapel House is a sought-after location offering excellent access to a variety of everyday amenities, including local shops, a pharmacy, doctors' surgery, nursery facilities, schools, and supermarkets. The area is also well served by public transport routes and provides convenient access to the A1 and Newcastle city centre, making it an excellent choice for commuters.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer. Offered for sale with no onward chain.

Entrance Porch

Hall
Central heating radiator, storage cupboard and stairs leading to the first floor.

Lounge 13' 4" Max x 12' 4" Max (4.06m x 3.76m)
Double glazed window to the front, central heating radiator, coving to the ceiling, and feature fireplace with inset hearth and surround.

Dining Room 10' 4" Max x 8' 8" Max (3.15m x 2.64m)
Central heating radiator with double glazed window and door providing access to the:-

Conservatory 9' 2" Max x 8' 9" Max (2.79m x 2.66m)
Enjoying views over the rear garden, with double glazed windows, tiled flooring and door leading outside.

Kitchen 9' 2" Max x 8' 1" Max (2.79m x 2.46m)
Fitted with a range of wall and base units with complementary work surfaces, incorporating a 1½ bowl stainless steel sink unit with mixer tap and drainer. Integrated appliances include a gas hob with stainless steel extractor canopy above, oven below, dishwasher and fridge/freezer. Double glazed window to the rear and door leading to:-

Utility Room 8' 6" x 7' 2" (2.59m x 2.18m)
Double glazed window and door to the rear, plumbing for an automatic washing machine, and internal door leading to the garage.

Landing
Double glazed window to the side.

Bedroom One 12' 10" Max x 11' 9" Max (3.91m x 3.58m)
Double glazed window to the front and central heating radiator.

Bedroom Two 11' 4" x 8' 7" (3.45m x 2.61m
Double glazed window to the rear and central heating radiator.

Bedroom Three 8' 0" x 7' 11" (2.44m x 2.41m)
Double glazed window to the front and central heating radiator.

Bathroom/W.C
Appointed with a modern three-piece suite comprising a W.C. with concealed cistern, vanity wash hand basin, and bath with shower over and glass screen. Storage cupboard, chrome heated towel rail and double glazed window to the rear.

<u>Externally</u>
Front Garden
Block-paved frontage providing off-street parking for several vehicles and access to the single garage.

Rear Garden
Enclosed rear garden, mainly laid to lawn, with a decked seating area ideal for outdoor entertaining.

Garage 13' 6" Max x 7' 8" Max (4.11m x 2.34m)
Single garage with up-and-over door, power and lighting.

Agent's Note: Please be advised that an AML fee will be payable upon acceptance of an offer. This fee covers the cost of conducting the necessary identity verification and anti-money laundering checks.

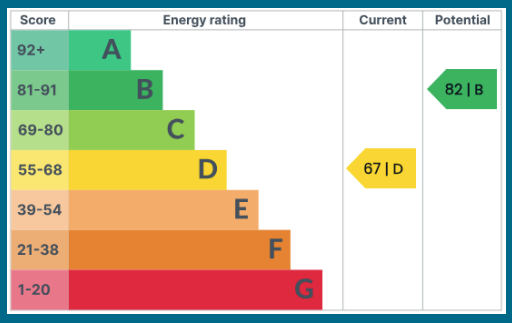
PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

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

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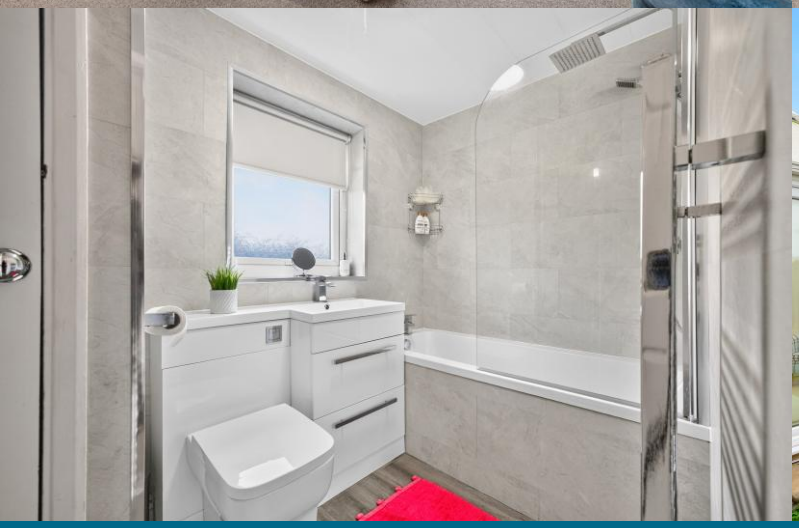


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The Property Ombudsman

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