

Dawlish Place | Chapel House | NE5 1HX

£175,000

2 1 1

Semi detached bungalow

Two bedrooms

No onward chain

Requires updating & modernisation

Fantastic potential to personalise

Driveway and single garage

Low-maintenance gardens

Popular and convenient location

RMS | Rook Matthews Sayer

Offering an excellent opportunity for buyers looking to put their own stamp on a home, this two-bedroom semi-detached bungalow is situated in a highly sought-after area and is available with no onward chain.
While the property would benefit from a programme of updating and modernisation, it offers fantastic potential and is ideally positioned close to local amenities, regular bus services, and excellent road links including the A69 and A1, making it a great choice for a range of buyers.
The accommodation briefly comprises an entrance hall, a bright lounge with a bay window overlooking the front garden, a fitted kitchen with access to the single garage, two bedrooms, and a shower room/W.C. Externally, the property benefits from low-maintenance gardens to both the front and rear, a block-paved driveway, single garage, and a private enclosed rear garden.

Entrance Hall
Welcoming entrance hall providing access to the accommodation and benefiting from a central heating radiator.

Lounge 16'11" into bay x 12'0" into alcove (5.15m x 3.65m)
A bright and spacious reception room featuring a double-glazed bay window to the front elevation, allowing for plenty of natural light. Additional features include coving to the ceiling, a central heating radiator, and an attractive fireplace with inset, hearth, and surround creating a focal point to the room.

Kitchen 9'2" max x 8'2" plus recess (2.79m x 2.49m)
Fitted with a range of wall and base units complemented by work surfaces, incorporating a stainless steel sink unit with mixer tap and drainer. The kitchen also benefits from an integrated hob and oven, plumbing for a washing machine, space for a fridge, tiled splash back, and a double-glazed window overlooking the rear. A door provides direct access to the garage.

Bedroom One 13'0" x 12'0" (3.96m x 3.65m)
A generously sized double bedroom situated to the rear of the property, featuring a double-glazed window and central heating radiator.

Bedroom Two 9'9" x 9'3" (2.97m x 2.82m)
A well-proportioned second bedroom with a double-glazed window to the front elevation and central heating radiator.

Shower Room/W.C.
Appointed with a modern white three-piece suite comprising a low-level W.C., pedestal wash hand basin, and walk-in shower cubicle. The room is fully tiled and benefits from a useful storage cupboard, central heating radiator, and a double-glazed side window providing natural light and ventilation.

Externally
Front Garden
Low-maintenance gravel garden to the front with a block-paved driveway providing off-street parking and leading to the single garage.

Rear Garden
Enclosed rear garden designed for ease of maintenance, offering an ideal outdoor space for relaxing and enjoying the warmer months.

Garage 16' 3'' Max x 7' 8'' Max (4.95m x 2.34m)
Remote roller door and door leading to rear garden.

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.

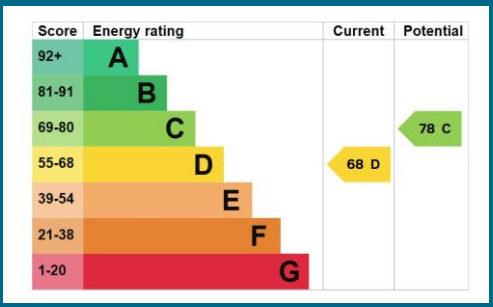
PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains - Gas
Broadband: Unknown
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

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: B
EPC RATING: D

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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.

The Property Ombudsman

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