



Kidderminster Drive | Chapel Park | NE5 1TZ

**£195,950**



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**Semi detached bungalow**

**Bathroom/W.C**

**Two Bedrooms**

**Front and Rear Gardens**

**Conservatory**

**Single Garage**

**Fitted Kitchen**

**No Onward Chain**

**RMS** | Rook  
Matthews  
Sayer

Offered to the market with no onward chain, this two-bedroom bungalow provides comfortable single-level living in a popular residential location. The accommodation briefly comprises an entrance lobby, spacious lounge with feature fireplace, fitted kitchen, bathroom and two bedrooms. The second bedroom benefits from fitted wardrobes and sliding doors leading into a bright conservatory with access to the rear garden. Externally, the property boasts a lawned front garden, block-paved driveway and single garage. To the rear is an enclosed garden, mainly laid to lawn with a paved seating area, providing an ideal space for relaxing or entertaining. With the added benefit of a conservatory, garage and no onward chain, this appealing home is likely to attract a range of purchasers, including downsizers and those seeking the convenience of bungalow living.

Entrance Lobby  
Door leading to: -

Lounge 16' 10" x 11' 10" (5.13m x 3.60m)  
Bright and spacious reception room with a double glazed window to the front elevation, central heating radiator and an attractive feature fireplace with inset fire.

Inner Hall  
Central heating radiator and access to the remaining accommodation.

Kitchen 9' 1" x 7' 11" (2.77m x 2.41m)  
Fitted with a range of wall and base units complemented by work surfaces, tiled splashbacks, stainless steel sink with mixer tap and drainer, integrated hob with oven below and extractor canopy above. Double glazed window, central heating radiator and external door to the side.

Bathroom/W.C  
Appointed with a three-piece suite comprising a low-level W.C., pedestal wash hand basin and panelled bath with shower over and glazed screen. Tiled walls and double glazed window.

Bedroom One 12' 6" x 12' 0" (3.81m x 3.65m)  
Well-proportioned double bedroom with a double glazed window overlooking the rear garden and a central heating radiator.

Bedroom Two 9' 3" x 8' 6" Plus Wardrobes (2.82m x 2.59m)  
Double glazed sliding patio doors opening into the conservatory and a central heating radiator.

Conservatory 9' 2" x 8' 7" (2.79m x 2.61m)  
Versatile additional living space featuring laminate flooring, central heating radiator, double glazed windows and a door providing access to the rear garden.

#### Externally

Front Garden

Mainly laid to lawn with a block-paved driveway to the side providing off-street parking and access to the single garage.

Rear Garden

Enclosed lawned garden with a paved patio seating area, ideal for outdoor relaxation and entertaining.

Garage – up and over door

**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

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 1st June 1970 Ground Rent: £20 pe annum

**COUNCIL TAX BAND: C**

**EPC RATING: D**

WD8781.BW.EM.23/10/2026.V.1

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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.



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