



Grosvenor Court | Chapel Park | NE5 1EY

**£190,000**



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**End Terrace House**

**Bathroom/W.C**

**Three Bedrooms**

**No Onward Chain**

**Kitchen/Diner**

**Front & Rear Gardens**

**Conservatory**

**Single Garage**

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Offering no onward chain is this three-bedroom end-link home is set within a highly sought-after residential location and is certain to attract strong interest from a wide range of buyers.

Stylishly improved by the current owner, the property offers spacious, modern living throughout and is ready to move straight into. Early viewing is essential.

Occupying a fantastic position within the estate, the home enjoys open views across the green to the front, creating an ideal setting for families.

The ground floor accommodation briefly comprises an entrance hall, a bright contemporary lounge, a versatile conservatory perfect for relaxing or entertaining, and a spacious kitchen/dining room complete with a range of wall and base units and direct access to the rear garden.

To the first floor are three bedrooms together with a modern family bathroom featuring a white three-piece suite and shower over the bath.

Externally, the enclosed rear garden is mainly laid to lawn and benefits from the property's desirable corner plot position, offering excellent outdoor space. A garage located within a nearby block is also included.

Chapel Park remains one of the most established and desirable residential areas in the west of Newcastle, offering excellent access to the Newcastle City Centre via regular bus routes. Newcastle itself boasts outstanding schooling, shopping, and leisure amenities, including the Metrocentre and Quayside, while the nearby A69 and A1 provide superb transport links.

Combining location, space, condition, and value, this is a property not to be missed. Early viewing is highly recommended.

**Entrance Lobby**  
Storage cupboard, central heating radiator and stairs up to the first floor.

**Lounge 14' 3" Max x 11' 10" Max plus bow window (4.34m x 3.60m)**  
Double glazed bow window to the front, television point and a central heating radiator.

**Conservatory 12' 0" x 6' 4" (3.65m x 1.93m)**  
Double glazed windows, laminate flooring, recessed downlights, central heating radiator and door leading to the front.

**Kitchen/Diner 17' 5" x 10' 8" (5.30m x 3.25m)**  
Fitted with a range of wall and base units with work surfaces over and matching splash back, stainless steel sink with mixer tap and drainer, integrated appliances including hob with extractor hood over, eyelevel oven and grill, fridge/freezer, storage cupboard, laminate flooring, central heating radiator, recessed downlights and double glazed windows and door to the rear.

**Landing**  
Access to boarded loft with fitted ladder perfect for additional storage.

**Bedroom One 11' 10" x 9' 11" (3.60m x 3.02m)**  
Double glazed window to the front, central heating radiator and fitted wardrobes.

**Bedroom Two 10' 3" x 8' 8" (3.12m x 2.64m)**  
Double glazed window to the rear, central heating radiator and storage cupboard.

**Bedroom Three 8' 9" x 7' 2" (2.66m x 2.18m)**  
Double glazed window to the front, central heating radiator and fitted wardrobes.

**Bathroom/W.C**  
Fitted with a three piece white bathroom suite comprising low level w.c, vanity wash hand basin, panel bath with shower over, fully tiled, chrome heated towel rail and a double glazed window to the rear.

#### Externally

**Front Garden**  
Paved path to entrance with gravel area and side access gate leading to the rear.

**Rear Garden**  
Enclosed lawn garden with paved seating areas and decked seating area.

**Garage**  
Single garage located in a block at the rear of the property.

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: - Mains - Gas

Broadband: Unknown

Mobile Signal Coverage Blackspot: No

Parking: Garage

#### **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 1 June 1970

Ground Rent: £25 per annum

#### **COUNCIL TAX BAND: C**

**EPC RATING: C**

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EPC RATING

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