



Ladybank, Chapel Park

- Semi detached family home
- Three bedrooms
- Study
- Kitchen/dining room & utility room
- Conservatory

Offers Over £220,000



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Ladybank, Chapel Park, NE5 1JN

We are delighted to welcome to the market this very well presented semi detached family home situated on Ladybank in Chapel Park.

The accommodation briefly comprises to the ground floor: an entrance porch, cloakroom, lounge and dining kitchen leading to the conservatory. There is also a utility. To the first landing there are three bedrooms, a study and family bathroom.

Other benefits include double glazing and gas central heating. Externally there is a garden and spacious driveway to the front. There is a garage door however the utility uses most of this space and this only offers a storage area. To the rear there is also a garden and patio area.

The property is close to quality schools, shops and amenities as well as access to good public transport routes, to and from Newcastle City Centre, the Metro Centre and the A1 and A69. This is a beautiful family home so we expect interest to be high, therefore an early viewing comes highly recommended.

Porch
Double glazed window, storage cupboard and door to:-

Lounge 15' 9" including stairs x 13' 2" Max (4.80m x 4.01m)
Double glazed window to the front, central heating radiator and stairs leading up to the first floor.

Cloakroom/w.c
Fitted with a low level w.c and vanity wash hand basin.

Utility Room 9' 9" plus recess x 7' 10" Max (2.97m x 2.39m)
Fitted with base units with work surfaces over, 1 ½ bowl stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine, central heating radiator and double glazed skylight.

Study 9' 4" Max x 7' 7" Max (2.84m x 2.31m)
Central heating radiator and double glazed window to rear, skylight and door leading to the rear garden.

Kitchen/dining area 15' 9" Max x 10' 9" plus door recess (4.80m x 3.27m)
Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ bowl sink with mixer tap and drainer, integrated appliances including microwave, dishwasher, wine cooler, hob with oven below and extractor hood over, recessed downlights, central heating radiator and double glazed windows leading to:-

Conservatory 13' 1" x 9' 11" (3.98m x 3.02m)
Double glazed windows and double glazed doors leading to the rear garden.

Landing
Double glazed window to the side, loft access and storage cupboard.

Bedroom One 12' 1" including wardrobes x 8' 9" plus recess (3.68m x 2.66m)
Double glazed window to the front, central heating radiator and mirrored wardrobes.

Bedroom Two 9' 8" plus wardrobes x 8' 10" plus recess (2.94m x 2.69m)
Double glazed window to the rear, central heating radiator, recessed downlights and mirrored wardrobes.

Bedroom Three 7' 8" x 6' 9" (2.34m x 2.06m)
Double glazed window and a central heating radiator.

Bathroom/w.c
Fitted with four piece bathroom suite comprising low level w.c with concealed cistern, vanity wash hand basin, shower cubicle, panel bath, heated towel rail, tiled walls and flooring and a double glazed window to the rear.

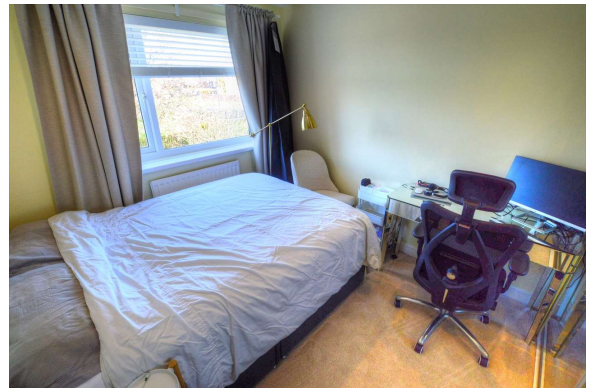
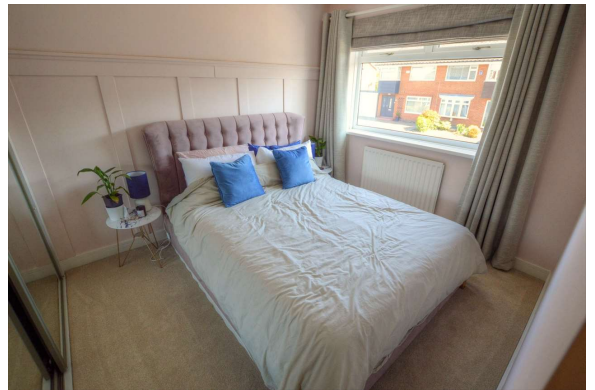
Externally
Front garden
Block paved drive providing parking for two vehicles.

Rear Garden
Enclosed rear garden which is mainly laid to lawn with paved seating area and rear access gate.

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: C

WD7433/BW/EM/15.05.2023/V.2



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