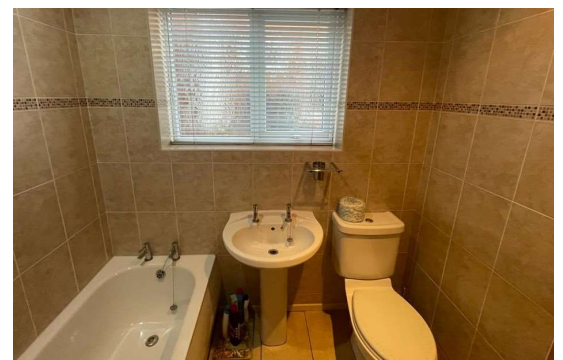




Arncliffe Gardens, Chapel House

- Semi detached bungalow
- Two bedrooms
- Kitchen
- No onward chain
- Single garage
- Front and rear gardens

£180,000



0191 267 1031
120 Roman Way, West Denton NE5 5AD

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
westdenton@rmsestateagents.co.uk

Arncliffe Gardens, Chape House, NE5 1EE

Offering no onward chain is this semi detached bungalow which is located on the popular Chapel House estate.

The accommodation briefly comprises an entrance hall, lounge, fitted kitchen, two bedrooms and bathroom/w.c.

Externally there are front and rear gardens. There is a paved garden to the front with block paved drive to side leading to the single garage. The rear is enclosed which is mainly laid to lawn with paved patio area and planted boarders.

Chapel House is one of the more traditional and established residential areas in the West of Newcastle and lies a short distance from the city centre which can be easily reached via numerous bus routes. Newcastle provides an excellent array of schooling, cultural and shopping facilities including the Metro Centre and Quayside. The A69 and A1 trunk roads are also close at hand providing excellent transport links.

Rook Matthews Sayer would recommend an internal viewing to appreciate the accommodation and location on offer.

Entrance Hall

Central heating radiator and recessed downlights.

Lounge 12' 0" Max x 14' 10" (3.65m x 4.52m)

Double glazed window to the rear, feature fireplace with marble back and hearth with gas fire, coving to ceiling and a central heating radiator.

Kitchen 9' 1" Plus recess x 8' 2" Max (2.77m x 2.49m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, stainless steel sink with mixer tap and drainer, integrated electric hob with oven below and extractor hood over, recessed downlights, central heating radiator, access to garage and a double glazed window to the rear.

Bedroom One 10' 5" Max x 13' 1" (3.17m x 3.98m)

Double glazed window to the front, central heating radiator and fitted wardrobes.

Bedroom Two 10' 11" Max x 9' 2" (3.07m x 2.79m)

Double glazed window to the front and a central heating radiator.

Bathroom/w.c

Fitted with a three piece white bathroom suite comprising low level w.c, pedestal wash hand basin, panel bath with shower over, tiled walls and flooring, recessed downlights, loft access and a double glazed window to the side.

Externally

Front Garden

Paved garden to the front with block paved leading to the single garage.

Rear Garden

Enclosed garden which is mainly laid to lawn with paved patio area, stocked boarders and greenhouse.

Garage

Door width 6' 11" (2.11m)

Plumbing for an automatic washing machine and access to the rear garden.

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.

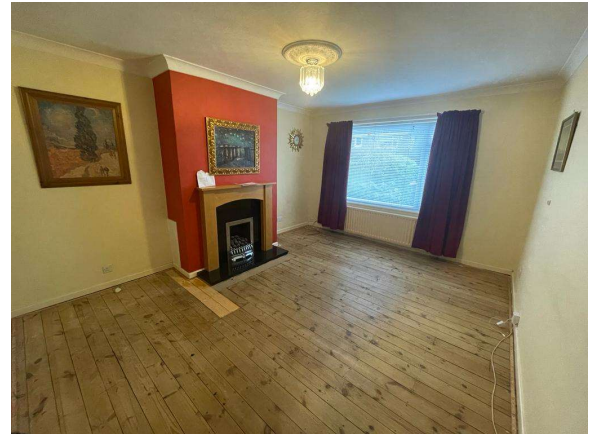
Length of Lease: 999 years from 1 December 1960

Ground Rent: £6.30 every 6 months. Planned to increase not known.

Council Tax Band: B

EPC Rating: D

WD7662/CC/EM/12.12.2023/V.1



Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

16 Branches across the North-East

