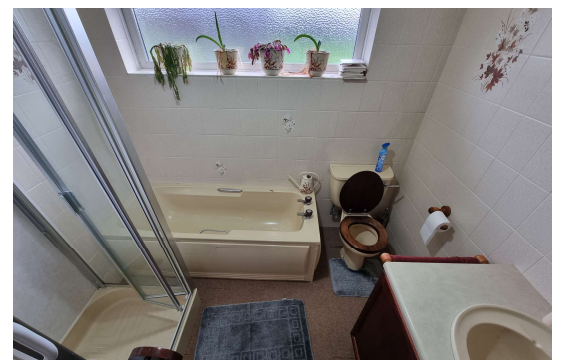




Chadderton Drive, Chapel House

- Semi detached family home
- Five bedrooms
- Lounge/dining room
- Kitchen
- Vacant possession
- Bathroom/w.c

£260,000



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Chadderton Drive, Chapel House, NE5 1EL

Rare to the market is this purpose built five bedroom family home. The property offers no onward chain and including comprises an entrance hall leading to cloakroom/w.c, lounge and dining room and fitted kitchen.

The first floor offers five bedrooms and a four piece bathroom/w.c.

Externally there are front and rear gardens. The front is laid to lawn with paved driveway to side leading the single garage. To the rear there is an enclosed garden which is mainly laid to lawn with paved patio area.

Chapel House offers a range of amenities including shops, doctors, pharmacy, and schools. There are also good public transport links to the city centre.

Hall

Stairs up to the first floor and ducted air heating.

Ground floor w.c

Fitted with a low level w.c, pedestal wash hand basin, under stairs storage cupboard and a double glazed window.

Lounge 18' 8" Max x 12' 6" Max (5.69m x 3.81m)

Double glazed window to the front, television point and fitted fireplace.

Dining Room 15' 8" Max x 12' 5" Max (4.77m x 3.78m)

Double glazed sliding doors leading to the rear garden, double glazed window to the side, ducted air vent and built in display unit.

Kitchen 17' 9" Max x 8' 5" Max (5.41m x 2.56m)

Fitted with a range of wall and base units with work surfaces over, tiled walls, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated appliances including hob with extractor hood over, fridge, freezer, oven and grill, plumbing for an automatic washing machine, double glazed window and door to the rear.

Landing

Loft access.

Bedroom One 14' 1" Including wardrobes x 11' 2" including wardrobes (4.29m x 3.40m)

Double glazed window to the front, fitted wardrobes and drawers and ducted air vent.

Bedroom Two 12' 1" Max x 11' 0" Max (3.68m x 3.35m)

Double glazed window to the rear, storage cupboard and ducted air vent.

Bedroom Three 10' 11" Plus wardrobes x 10' 9" Max (3.32m x 3.27m)

Double glazed window to the front, fitted wardrobes and ducted air vent.

Bedroom Four 11' 3" Max x 10' 9" Max (3.43m x 3.27m)

Double glazed window to the rear and ducted air vent.

Bedroom Five 8' 2" Max x 7' 7" Max (2.49m x 2.31m)

Double glazed window to the front and ducted air vent.

Bathroom/w.c

Fitted with a four piece bathroom suite comprising low level w.c, vanity wash hand basin, panel bath and shower cubicle, tiled walls, storage cupboard, ducted air vents, loft access and a double glazed window.

Externally

Front Garden

Lawn garden with block paved drive to side leading to the single garage.

Rear Garden

Enclosed lawn garden with planted borders and paved patio area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: D

EPC RATING: D

WD7706/BW/EM/21.02.2024/V.1



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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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