



Cottersdale Gardens, Chapel House

- Semi detached bungalow
- Three bedrooms
- Fitted kitchen
- Bathroom/w.c
- No onward chain

Offers Over £195,000



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Cottersdale Gardens,

Chapel House, NE5 1JQ

We are delighted to offer to the market this semi-detached three bedroom bungalow on Cottersdale Gardens in Chapel House.

The accommodation briefly comprises an entrance hall, lounge, fitted kitchen, bathroom and three bedrooms. Other benefits include double glazing and gas central heating.

Externally the property offers a driveway to the front leading to the carport and storage area which was formally used as a garage. There is an enclosed garden to the rear.

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, Metro Centre, Newcastle Airport, the A1 and A69.

Interest is expected to be very high so an early viewing is highly recommended.

Entrance Hall

Central heating radiator and two storage cupboards.

Lounge 17' 11" Max x 12' 0" Max (5.46m x 3.65m)

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

Kitchen 9' 11" Max x 8' 4" Max (3.02m x 2.54m)

Fitted with a range of wall and base units with work surfaces over, tiled splash back, 1 ½ bowl sink with mixer tap and drainer, integrated appliances including hob with extractor hood over, double oven, fridge/freezer, recessed downlights, central heating radiator, double glazed window to the side and door leading to the storage area.

Bedroom One 10' 9" x 11' 7" Max (3.27m x 3.53m)

Double glazed patio doors leading to the rear, central heating radiator and fitted wardrobes.

Bedroom Two 11' 7" Max x 10' 4" Plus recess (3.53m x 3.15m)

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

Bedroom Three 10' 4" x 8' 11" (3.15m x 2.72m)

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

Bathroom/w.c

Fitted with a three piece white coloured bathroom suite comprising low level w.c, panel bath, pedestal wash hand basin, tiled walls, heated towel rail, loft access, recessed downlights and a double glazed window.

Externally

Front Garden

Lawn garden with block paved driveway providing off street parking and leading to the carport.

Rear Garden

Enclosed garden which is mainly laid to lawn with paved seating area.

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

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

Council Tax Band: C

EPC Rating: C

WD7626/CC/EM/21.11.2023/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	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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