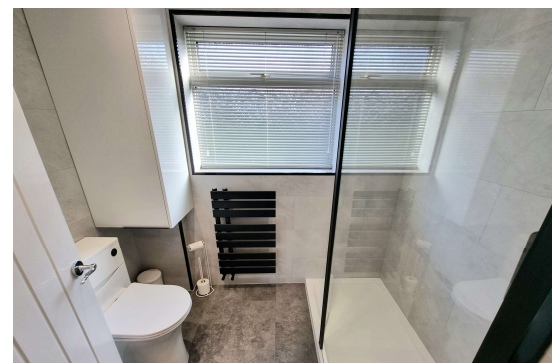




Lotus Close, Chapel Park

- End terrace bungalow
- Two bedrooms
- No onward chain
- Modern fitted kitchen
- Shower room/w.c
- Detached single garage

£175,000



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Lotus Close, Chapel Park, NE5 1XB

Offering no onward chain is the well presented end terrace bungalow. Set in Lotus Close, cul-de-sac in Chapel Park. Internally the accommodation offers an entrance porch leading to lounge, modern fitted kitchen, two bedrooms and modern shower room/w.c.

The main bedroom offers ample space with built-in wardrobes. The shower room has been renovated with a modern interior and boasts a walk-in shower. The kitchen includes integrated appliances including oven, hob, dishwasher, and microwave.

Externally there are front and rear gardens. The front offers off street parking leading to the single detached garage with an electronic operating door and locked rear access.

Entrance Porch

Double glazed window, storage cupboard and central heating radiator.

Lounge 15' 6" Max x 11' 8" Max (4.72m x 3.55m)

Double glazed window to the front, central heating radiator, dual fuel log burner, television point and coving to ceiling.

Inner Hallway

Central heating radiator, loft access and storage cupboard.

Kitchen 11' 8" Max plus door recess x 6' 11" (3.55m x 2.11m)

Fitted with a range of wall and base units with work surfaces over, integrated appliances including hob with stainless steel splash back and extractor hood over, microwave, oven, dishwasher, plumbing for an automatic washing machine, 1 ½ bowl stainless steel sink with mixer tap and drainer, plinth lighting, recessed downlighting, double glazed window and door to rear.

Shower room/w.c

Fitted with a low level w.c, vanity wash hand basin, double walk in shower with re-enforced shower wall in readiness for potential seat to be fitted, cupboard housing central heating boiler and a double glazed window.

Bedroom One 13' 8" Including wardrobe plus recess x 9' 9" Including wardrobes/units

(4.16m x 2.97m)

Double glazed window to the front, central heating radiator, coving to ceiling, fitted wardrobes, units, and drawers.

Bedroom Two 9' 9" x 6' 10" (2.97m x 2.08m)

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

Externally

Front Garden

Garden with driveway providing off street parking.

Rear Garden

Enclosed garden with paved patio area, garden shed and access to garage.

Detached Garage 15' 11" Max x 7' 9" Max (4.85m x 2.36m)

Door width 7' 5" (2.26m)

Remote roller door, power, and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Phone Coverage Blackspot: No

Parking: Driveway

RESTRICTIONS AND RIGHTS

Restrictions on property? No

RISKS

Flooding in last 5 years: No

Risk of Flooding: Low

Any flood defences at the property: No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

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.

ACCESSIBILITY

This property has accessibility adaptations:

- Re-enforced shower wall in readiness for shower seat to be fitted

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 1st December 1960

Ground Rent: £25 per annum.

COUNCIL TAX BAND: B

EPC RATING: D

WD7675/BW/EM/08.01.2024/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 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.

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