



## Chapel House Drive, Chapel House

- Semi detached family home
- Three bedrooms
- Lounge/dining room
- Kitchen and utility room
- Bathroom/w.c
- Front and rear gardens

**£230,000**



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# Chapel House Drive, Chapel House, NE5 1AN

Situated on the popular Chapel House Estate is this well presented family home. The property offers modern accommodation throughout and briefly comprises an entrance hall leading to the open plan lounge/dining room, kitchen, and utility room. The first floor offers three bedrooms and a family bathroom/w.c.

Externally there are front and rear gardens. The front offers a lawn area with paved driveway and the rear is enclosed with paved and lawn areas.

This property is located within 1 mile of quality schools, shops, and amenities, also offering good access to public routes to and from Newcastle City Centre, the Metro Centre, A69 and A1.

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

#### Hallway

Stairs up to the first floor, central heating radiator, recessed downlights and Amtico flooring.

#### Open plan lounge and dining room

Lounge Area 13' 1" Into alcove x 12' 4" (3.98m x 3.76m)

Double glazed window to the front, central heating radiator, television point and Amtico flooring.

Dining Area 8' 8" Plus door recess x 10' 5" (2.64m x 3.17m)

Double glazed doors leading to the rear garden, Amtico flooring and a central heating radiator.

Kitchen 9' 3" Max x 10' 5" Max (2.82m x 3.17m)

Fitted with a range of base units with work surfaces over, splash back tiles, integrated oven, hob and dishwasher, sink, storage cupboard, recessed downlights, central heating radiator, Amtico flooring, double glazed window to the rear.

Utility Room 19' 10" max x 6' 10" max (6.04m x 2.08m)

Fitted with a range of base units with work surfaces over, splash back tiles, plumbing for an automatic washing machine, double glazed window, and door to rear.

Garage Space/Storage only 9' 4" Max x 7' 2" Max (2.84m x 2.18m)

#### Landing

Double glazed window to the side and loft access.

Bedroom One 12' 8" Max x 11' 8" Into alcove (3.86m x 3.55m)

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

Bedroom Two 11' 1" Plus door recess x 8' 8" Max (3.38m x 2.64m)

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

Bedroom Three 8' 0" x 7' 1" (2.44m x 2.16m)

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

#### Bathroom/w.c

Fitted with a three piece white bathroom suite comprising close coupled w.c, wall mounted wash hand basin, panel bath with shower over and screen, heated towel rail, part tiled walls, recessed downlights, and a double glazed window to the rear.

#### Externally

##### Front Garden

Lawn garden with paved drive to side providing off street parking.

##### Rear Garden

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

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: 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: C

EPC RATING: D

WD7712/BW/EM/02.02.2024/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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