



Eden Close, Chapel House

- Semi detached bungalow
- Two bedrooms
- Kitchen and utility area
- Front and rear gardens
- No onward chain

£200,000



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Eden Close, Chapel House, NE5 1JF

We are delighted to the welcome to the market this well presented semi-detached bungalow on Eden Close in Chapel House.

The accommodation briefly comprises: an entrance hallway, lounge, fitted kitchen with an additional kitchen/utility, two bedrooms and a bathroom. Other benefits include double glazing and gas central heating. The property is offered with no chain.

Externally the property has a garden, paved driveway and car port to the front and a patio and garden to the rear.

The property is within one mile of quality schools, shops and amenities as well as access to good public transport routes, to and from Newcastle City Centre, the Metro Centre and the A1 and A69.

Entrance Hall

Central heating radiator, loft access, coving to ceiling and dado rail.

Lounge 21' 0" Max x 11' 10" Max (6.40m x 3.60m)

Double glazed window to the front, feature fireplace, two central heating radiators, dado rail, coving to ceiling and double glazed sliding doors leading to the rear garden.

Kitchen 11' 7" plus store x 9' 4" Plus recess (3.53m x 2.84m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ bowl sink with mixer tap and drainer, central heating radiator, wood flooring, storage cupboard, coving to ceiling, double doors leading to the rear.

Kitchen/Utility room 20' 8" Max x 7' 1" Plus recess (6.29m x 2.16m)

Fitted with a range of wall and base units with work surfaces over, circular stainless steel sink, splash back tiles, chrome heated towel rail, dual aspect windows to the front and rear, wood flooring.

Bathroom/w.c

Fitted with a three piece white bathroom suite comprising low level w.c with concealed cistern and vanity wash hand basin, panel bath with shower over, recessed downlights, storage cupboard and a double glazed window.

Bedroom One 13' 1" Including wardrobes x 9' 11" Plus wardrobes (3.98m x 3.02m)

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

Bedroom Two 9' 4" Max x 9' 4" Plus wardrobes Max (2.84m x 2.84m)

Double glazed window, fitted wardrobes and coving to ceiling.

Externally

Front Garden

Lawn garden with block paved drive providing parking.

Rear Garden

Enclosed lawn garden with paved patio area.

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.

Leasehold 999 years from 1 December 1960 - Ground rent to be confirmed

Council Tax Band: B

EPC Rating: D

WD7490/BW/EM/27.06.2023/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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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