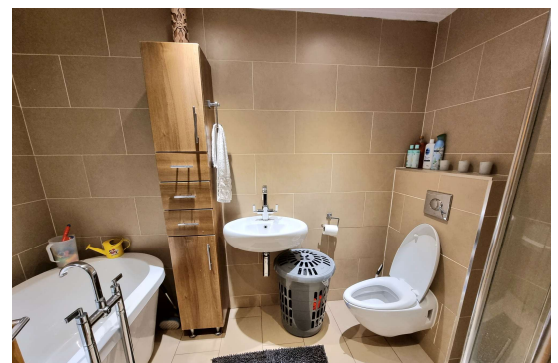




Gilmore Close, Chapel Park

- Extended semi detached bungalow
- Three bedrooms
- Kitchen/diner
- No onward chain
- Enclosed rear garden

£233,000



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Gilmore Close,

Chapel Park, NE5 1SL

We are delighted to offer to the market this semi-detached three bedroom bungalow on Kidderminster Drive in Chapel Park.

The accommodation briefly comprises: an entrance lobby, lounge, open plan kitchen and bathroom, three bedrooms the main with ensuite and a separate bathroom. There is also a lean to, to the rear. Other benefits include double glazing where stated and gas central heating.

Externally the property offers a spacious driveway to the front and a tiered decked 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, the Metro Centre and the A1 and A69. Interest is expected to be very high so an early viewing is recommended.

Entrance Lobby

Laminate flooring and recessed downlights.

Lounge 14' 1" x 11' 10" (4.29m x 3.60m)

Double glazed window and doors to the rear, television point and coving to ceiling.

Kitchen Area (L Shaped) 12' 0" Max x 10' 5" Max including recess (3.65m x 3.17m)

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, integrated hob with oven below and extractor hood over, laminate flooring, storage cupboard.

Dining Area 17' 9" Max x 6' 9" Max (5.41m x 2.06m)

Double glazed window to the rear, central heating radiator, laminate flooring and skylight.

Inner Hall

Loft access.

Bedroom One 21' 7" Max including wardrobes x 11' 10" Max including wardrobes (6.57m x 3.60m)

Double glazed window to the front, laminate flooring, central heating radiator, fitted wardrobes and drawers.

Ensuite

Fitted with a low level w.c, vanity wash hand basin, shower cubicle, chrome heated towel rail and a double glazed window.

Bedroom Two 14' 6" Plus door recess x 6' 10" Max (4.42m x 2.08m)

Double glazed window to rear, central heating radiator and door to rear.

Bedroom Three 9' 3" x 8' 4" (2.82m x 2.54m)

Double glazed door to lean to.

Bathroom/w.c

Fitted with a four piece white bathroom suite comprising low level w.c with concealed cistern, shower cubicle, free standing bath with mixer tap, wall mounted wash hand basin, chrome heated towel rail, tiled walls and flooring.

Externally

Front Garden

Block paved drive providing parking for multiple vehicles.

Rear Garden

Enclosed garden with raised decked seating and gravel 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.

Length of Lease: 999 years from 1st June 1970

Ground Rent: £20 per annum. Vendor unaware of any planned increase.

Service Charge: £0

Any Other Charges/Obligations: None

Council Tax Band: B

EPC Rating: C

WD7617/BW/EM/24.10.2023/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	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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