



Denham Walk | Chapel House | NE5 1JE

**Offers over £110,000**



**2**



**1**



**1**

**First floor flat**

**Two bedrooms**

**Lounge**

**Kitchen**

**Bathroom/W.C**

**No onward chain**

**Enclosed rear garden**

**Single garage**

ROOK  
MATTHEWS  
SAYER

We welcome to the market this two bedroom first floor flat situated on Denham Walk, on the popular Chapel House estate.

The accommodation comprises of: entrance lobby with stairs to the landing, lounge, fitted kitchen, bathroom/w.c and two bedrooms.

Externally there is a low maintenance garden to the rear. The property also benefits a detached garage.

Chapel House is a desirable estate approximately 5 miles from Newcastle city centre. It enjoys a good range of local services including, shops, schools and other amenities and lies in a favourable transport location in the crook of the A1 / A69 junction. There is also good public transport links into Newcastle city centre.

Entrance Hall

Stairs up to the first floor.

Landing

Two storage cupboards and a central heating radiator.

Lounge 16' 0" Plus recess x 12' 0" (4.87m x 3.65m)

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

Kitchen 9' 6" Plus recess x 8' 10" Max (2.89m x 2.69m)

Fitted with a range of base units with work surfaces over, tiled walls, stainless steel sink with mixer tap and drainer, gas cooker point with stainless steel extractor hood over, storage cupboard housing central heating boiler, chrome heated towel rail and a double glazed window.

Bathroom/W.C

Fitted with a three piece bathroom suite comprising low level w.c, pedestal wash hand basin, panel bath with shower over, chrome heated towel rail, tiled walls, and flooring, and a double glazed window.

Bedroom One 12' 8" Max x 10' 4" Max plus built in wardrobes (3.86m x 3.15m)

Double glazed window, central heating radiator and built in wardrobes.

Bedroom Two 8' 11" Max x 8' 2" In wardrobes (2.72m x 2.49m)

Double glazed window to the rear and fitted wardrobes.

#### Externally

Paved path to entrance.

Rear Garden

Enclosed paved garden.

Garage

Detached garage and driveway

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: Garage

#### 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

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 01.12.1960

Ground Rent: £6.30 per annum.

COUNCIL TAX BAND: A

EPC RATING: D

WD8237/BW/BW/16.05.2025. V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 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

**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.