



Kenmoor Way | Chapel Park | NE5 1TY

**£170,000**



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**Semi Detached Bungalow**

**Two Bedrooms**

**Fitted Kitchen**

**Vacant Possession**

**Shower room/W.C**

**Front and Rear Gardens**

**Single Garage**

**Conservatory**

ROOK  
MATTHEWS  
SAYER

We are delighted to present this semi-detached bungalow, currently listed for sale. This property's boast a welcoming reception room and a conservatory, two comfortable bedrooms, one of which is equipped with built-in wardrobes, providing ample storage space. There is also a fitted kitchen and shower room/W.C

Externally there are front and rear gardens, there is a driveway to the front leading to the single garage.

One of the biggest advantages of this property is its strategic location. It is situated in close proximity to excellent public transport links, making commuting a breeze. Additionally, a variety of local amenities are within easy reach, adding to the convenience of living here.

**Agents note 'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'**

Hall  
Storage cupboard and ducted air unit.

Lounge 16' 0" x 11' 11" (4.87m x 3.63m)  
Television point, ducted air unit and double doors to:-

Conservatory 11' 1" x 7' 10" (3.38m x 2.39m)  
Double glazed windows and double doors to garden.

Kitchen 9' 4" x 9' 2" plus door recess (2.84m x 2.79m)  
Fitted with a range of base units with work surfaces over, part tiled walls, stainless steel sink with mixer tap and drainer, double glazed window to the rear and door leading to garage.

Shower room/W.C  
Fitted with a white suite comprising low level w.c with concealed cistern, vanity wash hand basin, corner shower cubicle, chrome heated towel rail, heated towel rail, storage cupboard and a double glazed window to the side.

Bedroom One 12' 3" x 9' 11" Plus wardrobes and recess (3.73m x 3.02m)  
Double glazed window to the front, fitted wardrobes and heating vent.

Bedroom Two 9' 3" x 8' 4" Plus wardrobe housing boiler (2.82m x 2.54m)  
Double glazed window to the front and heating vent.

#### Externally

##### Front Garden

Gravel garden with mature shrubs, and paved drive leading to the single garage.

##### Rear Garden

Enclosed lawn garden with planted borders.

Garage 16' 1" x 8' 11" (4.90m x 2.72m)

Roller door, power and lighting, sink, plumbing for an automatic washing machine, double glazed window to the rear and door leading to the rear garden.

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas, ducted air

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

#### **MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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#### **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: E**

WD8251/27/05/2025/BW/EM/V.1





**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.