

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



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"  $\times$  11' 11" (4.87m  $\times$  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"  $\times$  9' 11" Plus wardrobes and recess (3.73m  $\times$  3.02m)

Double glazed window to the front, fitted wardrobes and heating vent.

Bedroom Two 9' 3"  $\times$  8' 4" Plus wardrobe housing boiler  $(2.82 \text{m} \times 2.54 \text{m})$ 

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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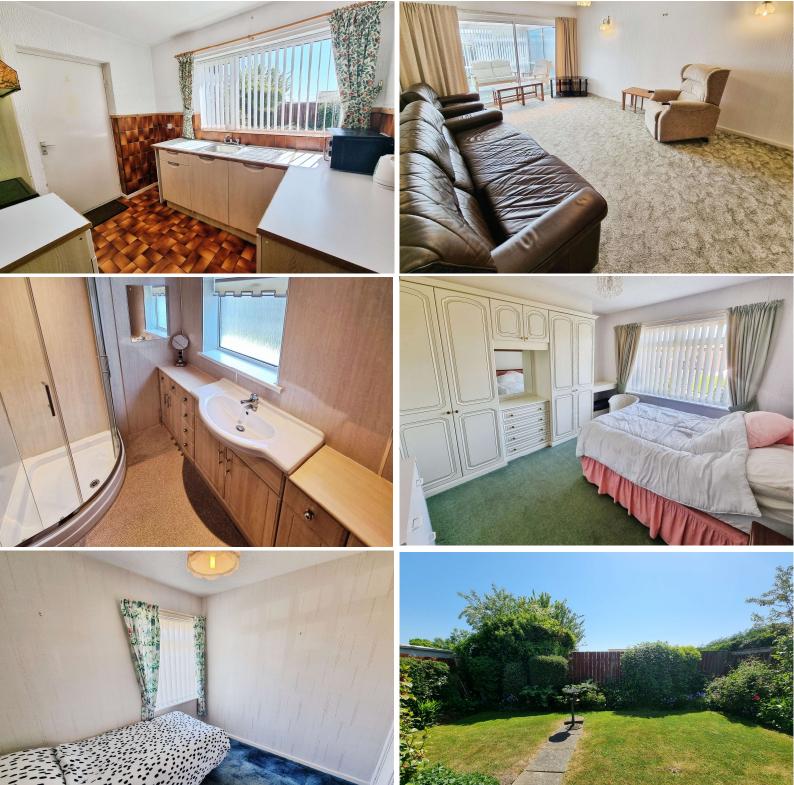
## **TENURE**

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





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