



Kidderminster Drive | Chapel Park | NE5 1TZ

£210,000



Semi detached bungalow

Two bedrooms

Fitted kitchen

Popular location

Shower room/W.C

Single garage

Front and rear gardens

No onward chain

**ROOK
MATTHEWS
SAYER**

Situated on Kidderminster Drive in Chapel Park is this two bedroom, semi detached bungalow.

The bungalow comprises of a spacious hall, lounge, kitchen, two bedrooms, one of which is equipped with fitted wardrobes, providing ample storage space. There is also a conservatory and shower room/W.C.

One of the key advantages of this property is its excellent location. The bungalow enjoys close proximity to public transport links, making commuting a breeze. Additionally, local amenities are just a stone's throw away, ensuring convenience for everyday essentials.

This property is a testament to comfortable and convenient living. Its warm and welcoming ambiance, combined with its prime location, makes it an excellent choice for home buyers. Whether you're a first-time buyer looking for a starter home, or an investor seeking a valuable addition to your portfolio, this bungalow is sure to meet your needs.

Hall

Central heating radiator and laminate flooring.

Lounge 16' 10" Max x 11' 9" Max (5.13m x 3.58m)

Double glazed window to the front, central heating radiator, television point and laminate flooring.

Kitchen 9' 2" Plus door recess x 7' 7" Plus door recess (2.79m x 2.31m)

Fitted with a range of wall and base units with work surfaces over, tiled splash back, stainless steel sink with mixer tap and drainer, integrated hob with oven below and extractor hood over, central heating radiator, laminate flooring, double glazed window and door leading to the rear and door to garage.

Shower room/W.C

Fitted with a low level w.c, pedestal wash hand basin, shower cubicle, heated towel rail, cupboard housing central heating boiler and a double glazed window.

Bedroom One 12' 6" Max x 9' 11" Plus wardrobes (3.81m x 3.02m)

Double glazed window, laminate flooring, central heating radiator and fitted wardrobes.

Bedroom Two 9' 2" x 8' 3" (2.79m x 2.51m)

Double glazed window to the front and a central heating radiator.

Conservatory 8' 8" x 7' 9" Plus door recess (2.64m x 2.36m)

Double glazed windows and door to rear garden.

Externally

Front Garden

Paved drive leading to the single garage, lawn area with gravel borders.

Rear Garden

Enclosed lawn garden with mature shrubs, gravel borders and paved seating area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Driveway and 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 1970

Ground Rent: £12 per annum

EPC RATING: D

COUNCIL TAX BAND: C

WD8229/16.04.2025/BW/EM/V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 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.