



Granville Drive | Chapel Park| NE5 1SH

**£285,000**



3



1



2

**Fabulous Detached Family  
Home**

**Three Bedrooms**

**Immaculate Kitchen and  
Dining area**

**Ensuite From Main Bedroom**

**Natural light throughout**

**Cosy Lounge**

**Off-street parking**

**Detached Garage**

**RMS** | Rook  
Matthews  
Sayer

This three-bedroom detached house is for sale in the Chapel Park area of Newcastle upon Tyne, offering an open-plan layout, garden and single garage.

The property includes one reception room and one kitchen arranged in an open-plan configuration, creating a flexible living and dining space. There are three bedrooms, including a double bedroom, and two bathrooms, one of which features a heated towel rail. The rear garden provides outdoor space for relaxation or play, while the single garage offers additional storage or parking.

Chapel Park is a residential area with access to local amenities including shops, cafés and everyday services in nearby Westerhope and along Stamfordham Road. The location is convenient for families, with a choice of primary and secondary schools in the wider Newcastle West area.

Public transport links are available via local bus services along Stamfordham Road, providing routes into Newcastle city centre, typically within around 20–25 minutes depending on service and traffic. The nearest mainline rail services are from Newcastle Central Station, connecting to Edinburgh, York, Manchester and London, which can be reached by bus or car from Chapel Park. Road links are strong, with the A1 Western Bypass accessible by car for travel across Tyneside and beyond.

This detached house for sale may appeal to first-time buyers and families seeking a home in an established residential neighbourhood with access to schools, public transport links and local amenities.

#### Hallway

Stairs to first floor, central heating radiator, under stairs storage.

#### W.C

Double glazed window, pedestal wash hand basin and low-level W.C.

#### Lounge 14' 5" x 9' 10" (4.39m x 2.99m)

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

#### Kitchen Area 13' 5" x 8' 6" (4.09m x 2.59m)

Fitted with a range of wall and base units, double glazed window, integrated oven with extractor fan over, fridge freezer and a washing machine.

#### Dining Area 12' 10" x 8' 9" (3.91m x 2.66m)

Double glazed doors to the rear garden and a central heating radiator.

#### Landing

Loft access, two double glazed window and storage.

#### Bathroom

Double glazed window, panel bath, shower with mixer tap, pedestal wash hand basin, W.C, heated towel rail and recess spotlighting.

#### Bedroom One 11' 10" x 10' 5" (3.60m x 3.17m)

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

#### Ensuite

Double glazed window, shower cubicle, pedestal wash hand basin, W.C, heated towel rail and recess spot lighting.

Bedroom Two 11' 7" x 7' 0" plus recess (3.53m x 2.13m)  
Double glazed window and a central heating radiator.

Bedroom Three 10' 0" x 7' 11" (3.05m x 2.41m)  
Double glazed window and a central heating radiator.

#### Externally

##### Front Garden

Small yard and paved area leading to front door.

##### Rear

Garden and patio

##### Detached Garage

20' 0" max x 10' 6" max (6.09m x 3.20m)

Door width 7'2

Up and over door, power and lighting.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

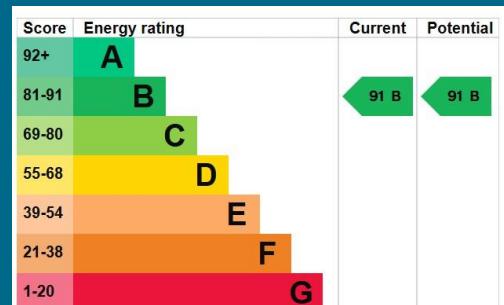
#### Tenure-

Managed Freehold – It is understood that this property is managed freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser  
Ground Maintenance- £105.00 per annum  
Solar panels owned outright.

Council Tax: D

EPC: B

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