



Denham Walk | Chapel House | NE5 1JE

**£240,000**



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**Fabulous Semi Detached House**

**Three Bedrooms**

**Modern Kitchen**

**Cosy Sunroom**

**Spacious Lounge with Dining Area**

**Family Bathroom**

**Utility Area**

**Front and Rear Garden**

**RMS** | Rook  
Matthews  
Sayer

Situated on Denham Walk in the popular residential area of Chapel House, this beautifully presented three-bedroom semi-detached home is finished to a high standard throughout, making it ideal for first-time buyers and growing families alike.

The ground floor comprises a welcoming entrance hall leading to a spacious open-plan lounge/dining room, perfect for both relaxing and entertaining. A modern fitted kitchen offers ample storage and workspace, complemented by a separate utility room for added convenience. To the rear, a cosy sun room provides additional living space with direct access to the enclosed rear garden.

To the first floor are three well-proportioned bedrooms, including two generous doubles, along with a contemporary family bathroom/WC.

Externally, the property benefits from both front and rear gardens. The front garden is mainly laid to lawn with a paved pathway to the entrance, while the enclosed rear garden features a paved seating area ideal for outdoor dining. A driveway provides off-street parking. The property is well placed for local amenities including shops, supermarkets and everyday services. Families will appreciate the choice of nearby primary and secondary schools, all within easy reach. Excellent public transport links are available, with regular bus services providing convenient access into Newcastle upon Tyne city centre.

Overall, this immaculate three-bedroom semi-detached home combines practical living space, attractive outdoor areas, and a highly convenient location.

#### Entrance Hall

Laminate flooring, storage cupboard and a central heating radiator.

#### Open plan lounge/dining room

Lounge Area 16' 3" plus stairs x 13' 9" max (4.95m x 4.19m)

Laminate flooring, vertical central heating radiator, television point, coving to ceiling and a double glazed window to the front

#### Dining Area 9' 3" x 7' 7" (2.82m x 2.31m)

Central heating radiator, double glazed windows and French doors leading to the rear.

#### Kitchen 9' 5" max x 9' 4" max (2.87m x 2.84m)

Fitted with a range of wall and base units with work surfaces over, integrated appliances including electric hob with extractor hood over, eye level oven, sink with mixer tap with drainer, double glazed window to the rear, tiled flooring and door to:-

#### Utility Area

11' 3" x 7' 10" (3.43m x 2.39m)

Fitted with a range of wall and base units with work surfaces over, sink with mixer tap, and plumbing for automatic washing machine, laminate flooring, and central heating boiler.

#### Sunroom

13' 1" max x 7' 10" max (3.98m x 2.39m)

Double glazed door to the rear garden, vertical central heating radiator, television point, and a skylight.

#### Landing

Double glazed window to the side and loft access.

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#### Bedroom One 12' 4" max x 11' 3" max (3.76m x 3.43m)

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

#### Bedroom Two 9' 10" x 8' 11" (2.99m x 2.72m)

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

#### Bedroom Three 7' 11" x 7' 5" including wardrobes (2.41m x 2.26m)

Double glazed window to the front, central heating radiator and fitted wardrobes and drawer.

#### Bathroom

Fitted with a low level W.C, panel bath, vanity wash hand basin, shower cubicle, part tiled walls and flooring and a double-glazed window.

#### Externally

##### Front Garden

Lawn garden with paved path to entrance.

##### Rear Garden

Enclosed lawn garden with paved seating area and block paved drive.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband Fibre to Cabinet

Mobile Signal Coverage Blackspot: No

Parking: 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.

#### 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 1/12/2026 with 933 years remaining.

Service Charge: £7.50 per quarter

#### COUNCIL TAX BAND: C

EPC RATING: D

WD8503.BW.AF.23/02/2026.V.1.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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