



Hillhead Parkway | Chapel House | NE5 1JY

**£210,000**



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**Fabulous Semi-Detached  
Family Home**

**Three Bedrooms**

**Open Plan Lounge/Dining Area**

**Fitted Kitchen**

**Shower Room/W.C**

**Front and Rear Garden**

**No onward chain**

**Garage**

**RMS** | Rook  
Matthews  
Sayer

We are delighted to offer to the market this lovely semi-detached house on Hillhead Parkway in Chapel House. The property is presented to a good standard throughout, making it ideal for first-time buyers and growing families alike. The ground floor briefly comprises a hallway, open plan lounge and dining room, fitted kitchen including integrated oven, grill hob and extractor hood. To the first-floor landing there are three bedrooms and a shower room/W.C. Externally, the property benefits from front and rear gardens. The front garden is mainly laid to lawn with a paved path, with a garden and patio to the rear, there is also a driveway leading to the garage. Within one mile, the property is well placed for local amenities including shops, supermarkets, and everyday services. Families will appreciate the choice of nearby quality primary and secondary schools. Good public transport links are available, with regular bus services providing convenient access into Newcastle upon Tyne City Centre and the Metro Centre This is lovely three-bedroom semi-detached home, so we recommend an early viewing as interest is expected to be very high.

Hall  
Stairs to first floor, storage and a central heating radiator.

*Open plan Lounge and Dining room*  
Lounge Area 13' 1" Max x 12' 6" Max (3.98m x 3.81m)  
Double glazed window to the front, central heating radiator, feature fire place, and a television point.

Dining Area 10' 5" Plus window recess x 8' 6"  
(3.17m x 2.59m)  
Double glazed window to the side, central heating radiator, and a door to the rear garden.

Kitchen 10' 4" Max x 9' 3" Max (3.15m x 2.82m)  
Fitted with a range of wall and base units with work surfaces over, integrated oven, grill, hob with extractor fan over, stainless steel sink with mixer tap and drainer, double glazed window to the rear and a door leading to the garage.

Landing  
Double glazed window to the side and access to the loft.

Bedroom One 12' 8" Max x 11' 8" Including wardrobes  
(3.86m x 3.55m)  
Double glazed window to the front, central heating radiator and fitted wardrobes.

Bedroom Two 11' 2" plus small door plus recess x 8' 9"  
(3.40m x 2.66m)  
Double glazed window to the rear and a central heating radiator.

Bedroom Three 8' 1" Max x 8' 0" Max (2.46m x 2.44m)  
Double glazed window to the front and a central heating radiator.

Shower Room/W.C  
Double glazed window, shower cubicle, vanity hand wash basin, W.C, recess spot lighting, and chrome heated towel rail.

**External:**  
Front Garden  
Lawn garden with block paved path.

Rear Garden  
Enclosed lawn garden with block paved seating area and gate leading to the block paved drive and garage.

Garage  
Remote controlled electric door, power and lighting and door to the front.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: NA  
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.

#### 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 December 1960  
Ground Rent: £7.50 per annum.

Council Tax: C  
EPC:TBC

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EPC RATING



**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



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