



Hillhead Parkway | Chapel House | NE5 1JY

Auction Guide Price £170,000



3



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1

**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

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For Sale by auction - Live online Auction 30th July 2026 – Option 2

We are pleased to present this attractive three-bedroom semi-detached home, ideally situated on Hillhead Parkway in the popular Chapel House area.

Beautifully maintained throughout, the property offers spacious and versatile accommodation, making it an excellent choice for first-time buyers, couples, and growing families.

The ground floor briefly comprises an entrance hallway, a bright and airy open-plan lounge/dining area, and a fitted kitchen complete with an integrated oven, hob, grill, and extractor hood.

To the first floor, there are three well-proportioned bedrooms and a modern shower room/W.C.

Externally, the home benefits from gardens to both the front and rear. The front garden is mainly laid to lawn with a paved pathway, while the rear offers a pleasant garden and patio area, ideal for outdoor dining and entertaining. A driveway provides off-street parking and leads to the garage.

Conveniently located within a mile of a wide range of local amenities, the property enjoys easy access to shops, supermarkets, and everyday services. Families will also appreciate the selection of well-regarded primary and secondary schools nearby. Excellent public transport links, including regular bus services, provide straightforward access to Newcastle upon Tyne City Centre and the Metrocentre.

This lovely family home is expected to attract strong interest, and early viewing is highly recommended.

Agents Note; The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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:D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 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.

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