



- 2 Bed Semi Detached Bungalow
- Lounge with Fireplace and Bay
- Shower/WC
- Great Opportunity

- Pleasant & Sought After Location
- Fitted Kitchen
- Front & Rear Gardens

- Would Benefit from Cosmetic Updating
- Spacious Utility Room (Former Garage)
- Off Street Parking

A fabulous opportunity to purchase a 2 bedroomed semi detached bungalow, within this sought after residential area. In need of cosmetic updating, this is a wonderful opportunity to create a superb home to the purchasers' own taste and requirements. The Reception Hall leads to the Lounge, with bay window and the focal point of which is a coal effect electric fire within a polished wood surround. The Kitchen is fitted with a range of wall and base units with sink unit and bay to the rear. The spacious Utility Room has been created from the Garage, with range of storage units, plumbing for a washer and doors to the front and rear. Bedroom 1 has wall to wall wardrobes and a bay window to the rear. Bedroom 2 is to the front and has been used as a dining room with open archway from the hall. This dividing wall could easily be re-instated. The Shower/WC has a low level wc, wash basin with storage under, shower enclosure with mains shower, panelled walls, chrome towel warmer, recessed shelving and access to the loft.

Externally, the Front Garden is lawned, with path to the front door. The Rear Garden is also lawned, with gravelled area, shed, outhouse and driveway for off street parking.

Angram Walk is pleasantly situated, with pedestrian only access from a walkway to the front and vehicular access to the rear. Chapel House is on the Western periphery of Newcastle with good local amenities, easy access to the A69 and A1 and excellent road and public transport links into the city and other surrounding areas.

Reception Hall

Lounge 12'0 x 16'9 (3.66m x 5.11m)

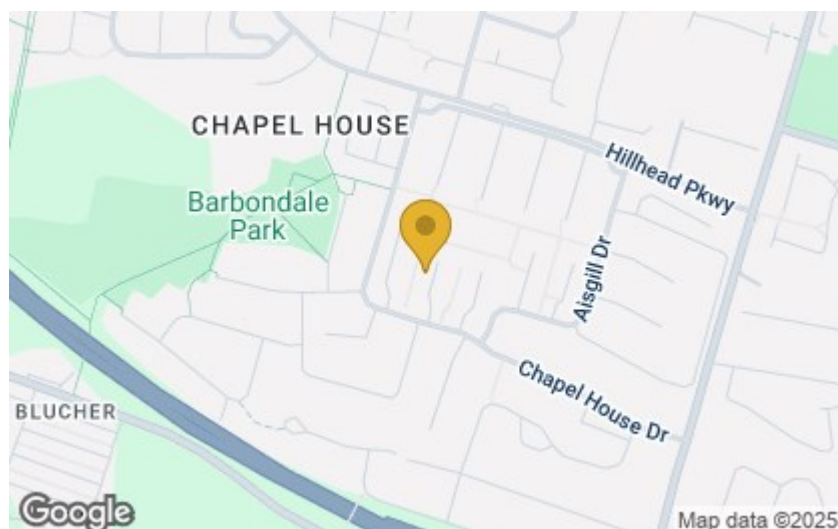
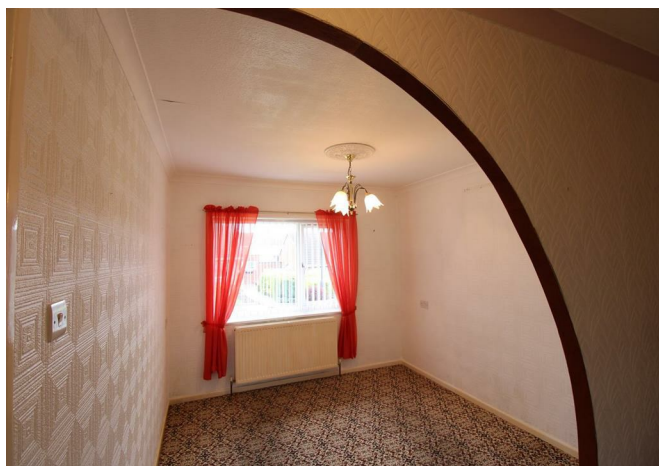
Kitchen 9'4 x 10'6 (into bay) (2.84m x 3.20m (into bay))

Utility Room 16'4 x 7'8 (4.98m x 2.34m)

Bedroom 1 15'8 (into bay) x 12'0 (max into 'robes) (4.78m (into bay) x 3.66m (max into 'robes))

Dining/Bedroom 2 9'10 x 9'4 (3.00m x 2.84m)

Shower/WC 6'9 x 6'0 (2.06m x 1.83m)



Energy Performance: Current D Potential B

Council Tax Band: B

Distance from School: West Denton Primary School: 0.5 Miles

Knop Law Primary School: 0.3miles

Distance from International Airport: 5.2 Miles

Distance from Newcastle Central Railway Station: 6.3 Miles

Newcastle City Council 01961 2787878

All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.