



3



1



2

- 3 Bedroom Link Detached house
- Conservatory
- Sealed Unit Double Glazed Windows
- EPC rating D
- Open plan Lounge Diner
- Driveway and Garage
- Extended Kitchen
- Downstairs w/c
- Gas Central Heating
- Council Tax Band C

3 bedroom extended link detached house situated on Hillhead Parkway in Chapel House. Benefitting from gas central heating and sealed unit double glazed windows. The property briefly comprises of an Entrance Porch leading to the Hallway which has a storage cupboard housing the Combi boiler and stairs to the first floor. Lounge with laminate flooring and wall lights, open plan to the Diner which also has laminate flooring and leads to the rear internal hallway which has 3 storage cupboards and laminate flooring. Conservatory with laminate flooring and French doors onto the garden. Kitchen with a range of wall and base units roll top work surfaces, one and a half sink and drainer unit, integrated electric oven and hob with an extractor fan over, plumbed for a dishwasher. Downstairs w/c with a low level w/c and a vanity unit hand wash basin. To the first floor Bedroom 1 has fitted wardrobes, Bedroom 2 has laminate flooring, Bedroom 3 has dual aspect windows to the front and side, the Bathroom has a 'P' shaped bath with a mains shower over and a shower screen, low level w/c, vanity unit with a wash hand basin, spotlights to the ceiling and a heated towel rail.

Externally there is a lawned garden to the front and to the rear there is a single driveway leading to a single garage and a low maintenance themed garden with Astroturf and paved areas.

Chapel House is a well established residential area with excellent neighbourhood facilities and good road and public transport routes into Newcastle city centre. There is also good access to Newcastle International Airport as well as the A69 and A1.



**Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current D Potential C

Council Tax Band: C

Distance from Milecastle Primary School: 0.1 miles

Distance from Kenton Bankfoot Metro: 2.9 miles

Distance from Central Train Station: 6.5 miles

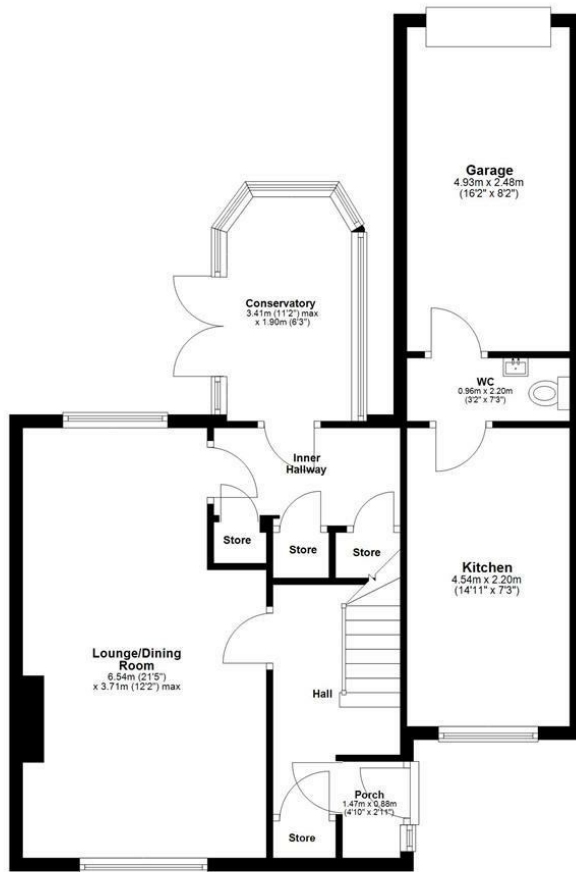
Please note all sizes and distances are approximate.

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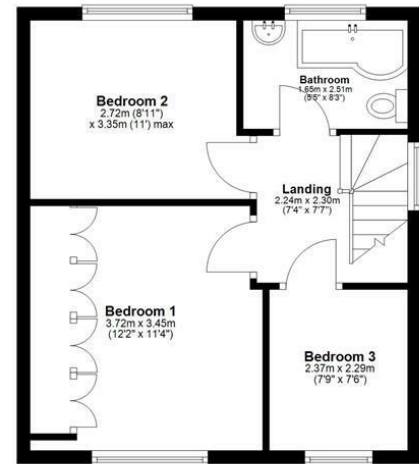
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Ground Floor



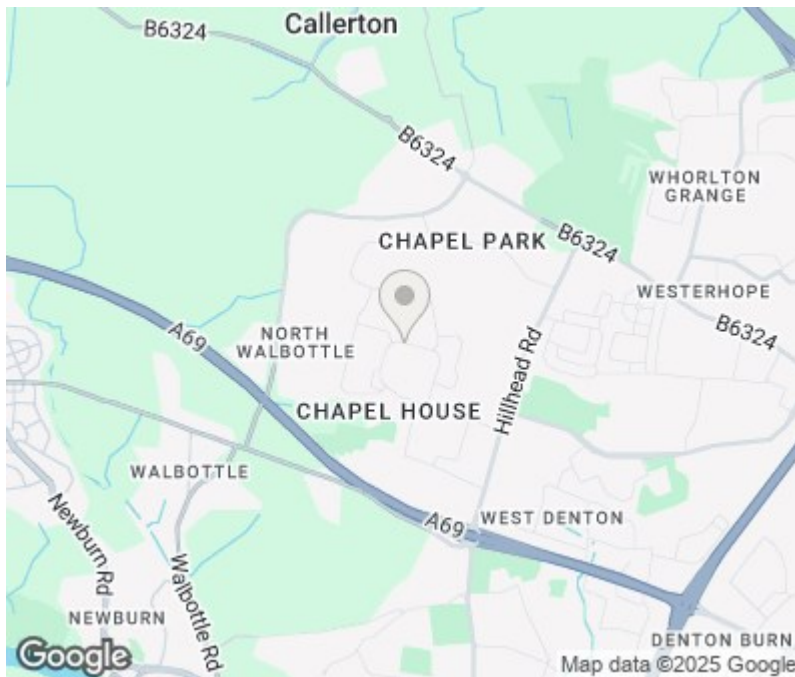
First Floor



Total area: approx. 106.0 sq. metres (1141.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



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.