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- Extended bungalow
- Cul-de-sac location
- Good transport links
- Council tax band B / Awaiting EPC information

- 32 ft Kitchen
- Over looking communal green
- No upper chain

- Corner plot
- Nearby local shops
- Driveway and garage

Extended semi detached bungalow situated on a corner plot at the end of a cul-de-sac, overlooking the communal green to the front with gas central heating and double glazed windows, and is offered for sale with vacant possession.

The flexible living accommodation briefly comprises of an entrance porch to the rear leading to a spacious 32ft open plan kitchen / living area, with a range of wall and base units and integrated electric oven and gas hob with an extractor fan over, stainless steel sink and drainer unit, two double radiator, laminate flooring and plumbed for an automatic washing machine opening to the diner which has Upvc double glazed French doors to the rear and a combi boiler enclosed in the cupboard. The Lounge is well presented and enjoys views over the communal green to the front from the bay window. The bathroom is also on the ground floor and has a 'P' shaped bath with a mains shower over it and a curved shower screen, low level w/c, pedestal hand wash basin, extractor fan, heated towel rail, spot lights to ceiling and tiled splash backs. There are two bedrooms to the ground floor and the attic has been converted, which is accessed via an internal hallway and stairs to make it a three bedroom property.

Externally there is a well presented lawned garden to the front and to the rear there is a paved patio area accessed via double gates so would be ideal if additional parking is required, the property also benefits from a driveway leading to a single garage which is accessed via double doors and also has power an light.

Chapel House is a popular family area for the following reasons, good local shops, frequent bus links to the City Centre and surrounding areas, good schools, situated to the West of Newcastle nearby the A1 and A69 for the road networks.

#### Entrance porch

**Kitchen / living area 32'11 x 9'02 (10.03m x 2.79m)**

**Diner 8'11 x 8'3 (2.72m x 2.51m)**

**Lounge 16'10 (into bay) x 11'7 (into alcove) (5.13m (into bay) x 3.53m (into alcove))**

**Bedroom 2 11'5 x 9'4 (3.48m x 2.84m)**

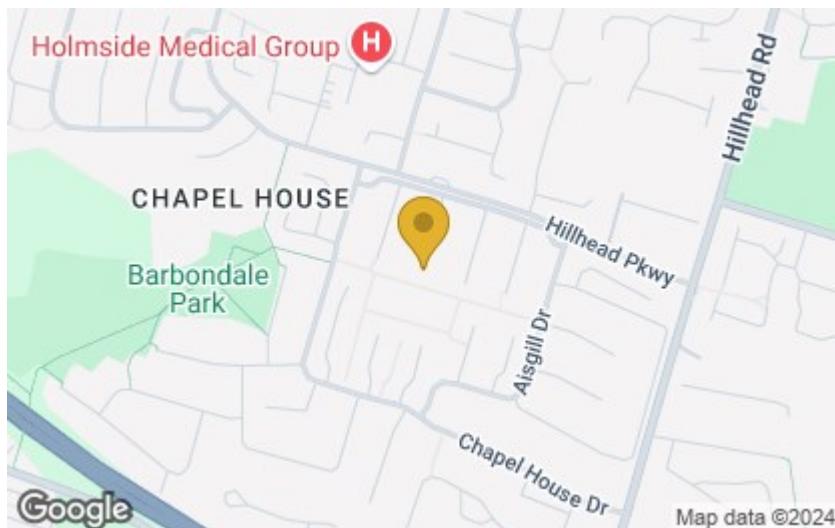
**Bedroom 3 9'6 x 8'9 (2.90m x 2.67m)**

#### Bathroom

#### Internal hallway

**Bedroom 1 15'6 x 14'11 (with restricted head room) (4.72m x 4.55m (with restricted head room))**

#### External



Energy Performance: Current D Potential C

Council Tax Band: B

Distance from Knop Law Primary School: 0.3 miles

Distance from Kenton Bank Foot Metro Station: 2.7 miles

Distance from Newcastle International Airport: 5.0 miles

Distance from Newcastle Central Train Station: 6.3 miles

*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.