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- 3 Bedroom Detached House
- Lovely rear Garden with Westerly Aspect
- Good Sized Kitchen
- EPC rating D | Council Tax Band D

- Sought After Location
- Driveway and Garage
- Gas Central Heating

- Cul-de-Sac
- Open plan Lounge Diner
- Sealed Unit Double Glazed Windows

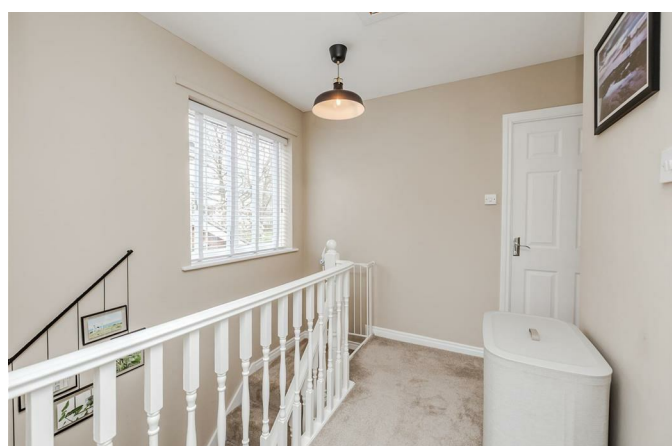
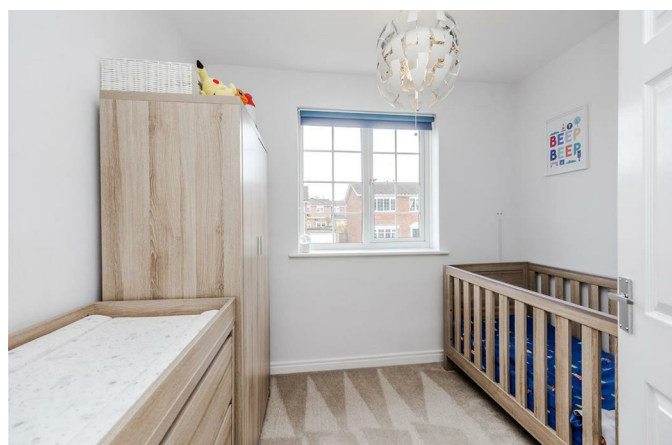
3 bedroom detached house situated in the sought after cul-de-sac location of Grosvenor Court in Chapel Park. Benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with a cloakroom cupboard. Lounge with a bay window and open plan to the Dining Room which has tiled flooring and French doors to the rear garden. The Kitchen has a good range of wall and base units with roll top work surfaces and a one and a half stainless steel sink and drainer unit, tiled splash back, integrated electric oven and ceramic hob, plumbed for an automatic washing machine and dishwasher. To the first floor the Landing has a loft hatch with a pull down ladder to a boarded out loft. Bedroom 1 has built in sliding door wardrobes, there are 2 further bedrooms. The Bathroom suite has a panelled bath, corner shower cubicle with a mains shower, wall mounted hand wash basin, tiled floors, low level w/c, spotlights to the ceiling and an extractor fan.

Externally to the front there is a lawned garden and paved driveway leading to a single garage via an up and over door, to the back of the garage there is a multi purpose area which would be ideal for an office and or a utility area, there is also a door to the rear garden which has lawned and patio areas, raised borders and also enjoys a Westerly aspect.

Chapel Park is one of the more traditional and established residential areas in the West of Newcastle and lies a short distance from the city centre which can be easily reached via numerous bus routes. Newcastle provides an excellent array of schooling, cultural and shopping facilities including the Metro Centre and Quayside. The A69 and A1 trunk roads are also close at hand providing excellent transport links.

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





Energy Performance: Current D Potential B

Council Tax Band: D

Distance from Westerhope Primary School: 0.5 miles

Distance from Kenton Bank Foot Metro: 2.3 miles

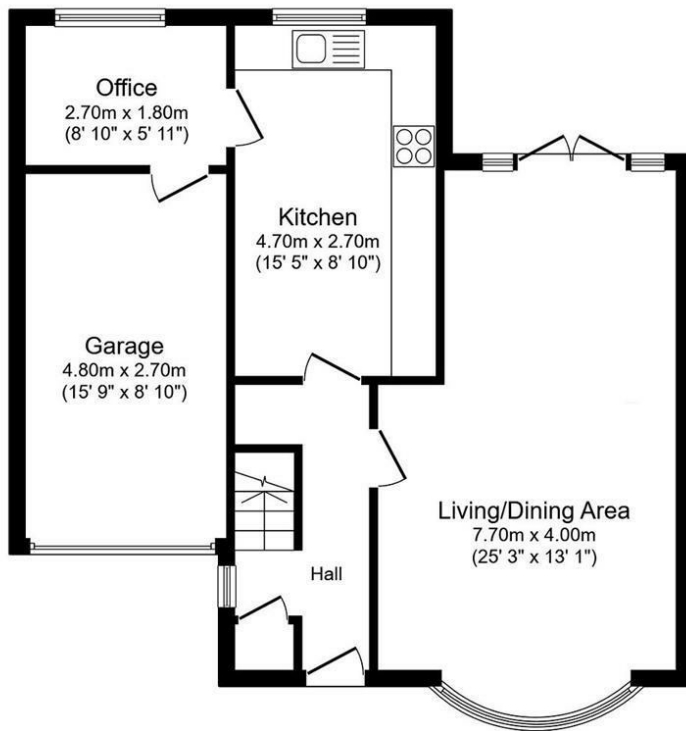
Distance from Newcastle International Airport: 4.4 miles

Please note all sizes and distances are approximate.

**2024
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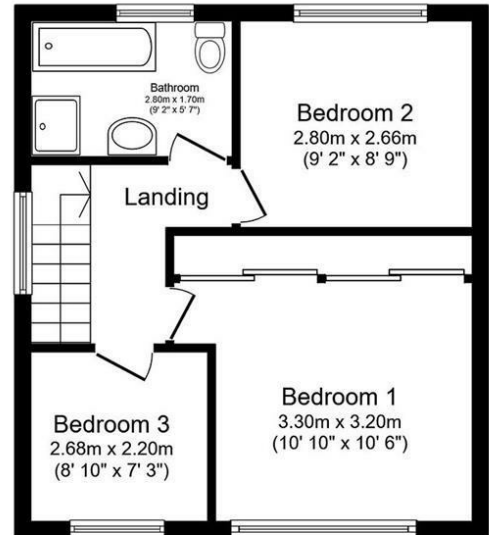
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Ground Floor

Floor area 65.3 sq.m. (702 sq.ft.)



First Floor

Floor area 39.6 sq.m. (426 sq.ft.)

Total floor area: 104.8 sq.m. (1,129 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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.