



- 3 Bed Detached House
- 24' Lounge/Dining Room
- Utility Room; WC
- An Ideal Family House

- Sought After Location
- Conservatory
- Attached Garage

- Well Presented
- Fitted Kitchen
- Front & Rear Gardens

A 3 bedroomed detached family house, occupying an excellent plot, with West facing rear garden, in this sought after residential area. With gas fired central heating and sealed unit double glazing, the Reception Hall, with understair storage cupboard, leads to the 24' Lounge/Dining Room, the focal point of which is a coal effect living flame gas fire within an attractive Adam style surround. Double doors open to the Conservatory, overlooking and with doors to the rear garden. The Breakfasting Kitchen is fitted with a range of wall, base and display units with sink unit, split level double oven, 4 ring gas hob with concealed extractor over, plumbing for a dishwasher and door to the rear. There is a WC with low level suite and wash basin with vanity shelf and mirror over. Stairs lead from the hall to the First Floor Landing, with access to the floored loft, with electric light and power points, via a retractable ladder. Bedroom 1 is to the front and has built in double wardrobes and an airing cupboard housing the combi boiler. Bedroom 2 has a built in double wardrobe and is to the rear, whilst Bedroom 3 is to the front. The Bathroom/WC has a low level wc, bidet, pedestal wash basin and panelled bath with electric shower over, screen, towel warmer and fully tiled walls. The Garage is attached with up and over door.

Externally, the Front Garden is lawned, with a range of shrubs and plants and a block paved driveway to the garage. The lovely Rear Garden is West facing with a patio, lawn and an attractive collection of plants.

Chapel Park is pleasantly situated on the Western periphery of Newcastle upon Tyne and is served with excellent local amenities including schools, shops and pubs. As well as good road and public transport links into the city and other surrounding areas, there is excellent access to Newcastle International Airport, the A1 and the A69.

Reception Hall 13'0 x 6'6 (max) (3.96m x 1.98m (max))

Lounge/Dining Room 13'4 x 24'10 (4.06m x 7.57m)

Conservatory 13'2 x 10'0 (4.01m x 3.05m)

Breakfasting Kitchen 14'6 x 9'10 (4.42m x 3.00m)

Utility Room 10'7 x 8'3 (max) (3.23m x 2.51m (max))

WC 5'10 x 3'3 (1.78m x 0.99m)

First Floor Landing

Bedroom 1 11'2 x 11'0 (+dr recess) (3.40m x 3.35m (+dr recess))

Bedroom 2 10'6 x 9'0 (3.20m x 2.74m)

Bedroom 3 8'9 x 7'1 (2.67m x 2.16m)

Bathroom/WC 9'2 x 5'8 (2.79m x 1.73m)

Garage 18'2 x 9'0 (5.54m x 2.74m)



Energy Performance: Current Potential

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

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.