



4



2



2

- 4 Bed Semi Detached House
- Fitted Kitchen
- Garage
- An Ideal Family House

- Deceptively Spacious & Flexible Accommodation
- Utility Room; Cloaks/WC & Study
- Front & Rear Gardens

- Lounge thro' to Dining Room
- Family & En Suite Bathrooms
- Convenient Location

A 4 bedroomed semi detached house, offering deceptively spacious and flexible family accommodation. Extended and improved by the current owners, this property is pleasantly and conveniently situated for local amenities. With gas fired central heating via a combi boiler and sealed unit double glazing, the Reception Hall with double cloaks cupboard, leads to the Lounge, with wall lights and recessed fireplace and is open to the Dining Room, also with wall lights and French doors opening to the rear garden. The Kitchen is fitted with a range of contrasting wall and base units, sink unit, split level oven, 5 ring gas hob, integral dishwasher and door to the rear. The Utility Room is fitted with wall and base units and is plumbed for a washer and leads to both the Study and Cloakroom/WC with wc and wash basin. Stairs lead from the hall to the First Floor Landing, with shelved storage cupboard. Bedroom 1 is to the front and has a range of fitted wardrobes, dressing table and bedside units. Bedroom 2 is to the rear. Bedroom 3 is to the front and has an En Suite Bathroom/WC with low level wc, pedestal wash basin and panelled bath with a mains shower over. Steps lead up from the bedroom to a Mezzanine level. Bedroom 4 is to the front. The family Bathroom/WC is fitted with a low level wc, pedestal wash basin and curved bath with mains shower over and screen. The Garage is to the rear and has an up and over door..

Externally, the Front Garden is lawned with a path to the front door. The Rear Garden is paved, with gravelled area, artificial turf and a decked area. Gates open from the rear to a block paved driveway providing off street parking and access to the garage.

Chapel House is an established and sought area to the West of Newcastle, with good local shops, schools and other amenities as well as excellent access to the A69 and A1. The area also has good road and public transport links into the city and other surrounding areas.

Reception Hall

Lounge 13'2 x 12'8 (4.01m x 3.86m)

Dining Room 12'10 x 10'4 (3.91m x 3.15m)

Kitchen 15'6 x 9'2 (4.72m x 2.79m)

Utility Room 12'8 x 6'7 (3.86m x 2.01m)

Cloakroom/WC 6'8 x 3' (2.03m x 0.91m)

Study 9'6 x 6'6 (2.90m x 1.98m)

First Floor Landing

Bedroom 1 12'10 x 11'9 (3.91m x 3.58m)

Bedroom 2 11'3 x 9' (3.43m x 2.74m)

Bedroom 3 14'3 x 6'6 (4.34m x 1.98m)

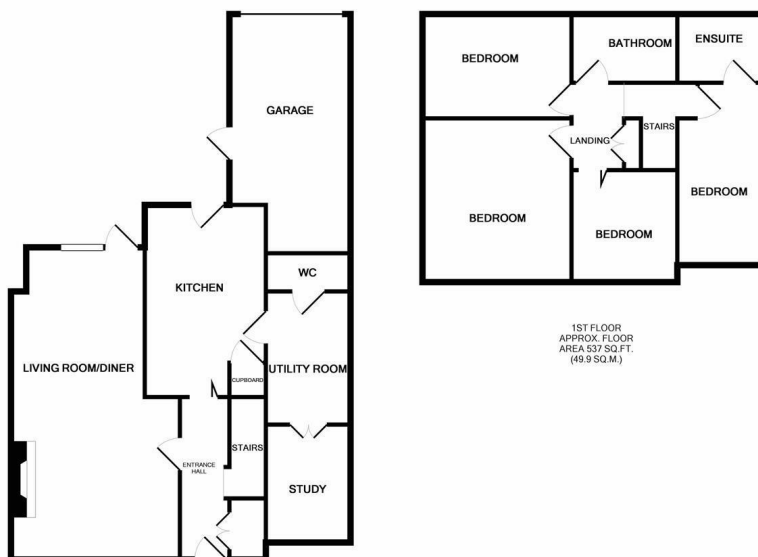
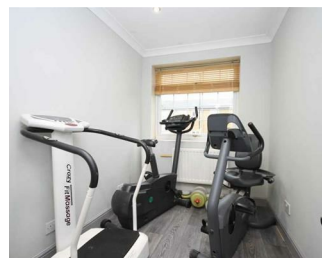
En Suite Bathroom/WC 6' x 5'4 (1.83m x 1.63m)

Mezzanine Floor 9' x 6'9 (2.74m x 2.06m)

Bedroom 4 9' x 8'2 (2.74m x 2.49m)

Bathroom/WC 8'4 x 5'4 (2.54m x 1.63m)

Garage 14'6 x 8'6 (4.42m x 2.59m)



GROUND FLOOR
APPROX. FLOOR
AREA 814 SQ.FT.
(75.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 537 SQ.FT.
(49.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1351 SQ.FT. (125.5 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance: Current D Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

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