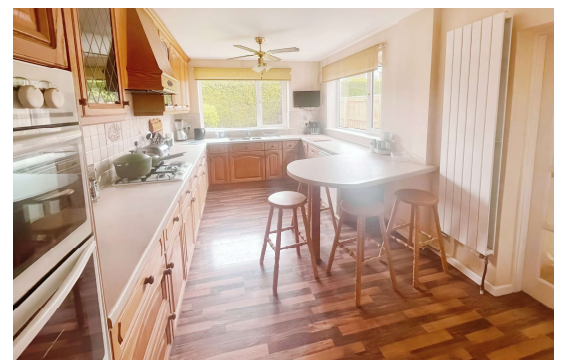




Broadstone Grove, Chapel House

- Semi detached family home
- Three bedrooms
- Sun room
- Kitchen and utility room
- Bathroom/w.c
- Popular location

£220,000



0191 267 1031
120 Roman Way, West Denton, NE5 5AD

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
westdenton@rmsestateagents.co.uk

Broadstone Grove,

Chapel House, NE5 1AP

This charming semi-detached family home is situated in a desirable location, this home offers convenient access to public transport links, nearby schools, and local amenities. Ideal for a growing family, this property features a cloakroom/w.c, spacious lounge through to the dining area leading to sun room, kitchen, utility room, three bedrooms and bathroom. Externally there is a block paved drive to the front with lawn area to side. The rear offers an enclosed lawn garden with decked seating area. Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation on offer.

Entrance Lobby
Double glazed window to the side.

Hallway
Central heating radiator and stairs leading up to the first floor.

Cloakroom/w.c
Fitted with a low level w.c, wash hand basin, central heating radiator and a double glazed window to the front.

Lounge/Dining Room 21' 11" x 13' 2" Max Narrowing to 10' 5" (6.68m x 4.01m Narrowing to 3.17m)
Double glazed window to the front, two central heating radiators feature fireplace with gas fire and surround, coving to ceiling and double doors leading to:-

Sun Room 9' 1" x 7' 10" Plus recess (2.77m x 2.39m)
Laminate flooring, central heating radiator, coving to ceiling and double glazed sliding doors leading to the rear garden.

Kitchen 16' 11" x 9' 1" Plus recess (5.15m x 2.77m)
Fitted with a range of wall and base units with work surfaces over and tiled splash back, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated appliances including gas hob with extractor hood over, eyelevel oven and grill, plumbing for dishwasher, central heating radiator, storage cupboard, breakfast bar and two double glazed windows.

Utility Room
Fitted with a range of wall and base units with work surfaces over, plumbing for an automatic washing machine, sink with mixer tap, laminate flooring and access to the rear garden.

Landing
Double glaze window to the side, access to the loft which is boarded with power and lighting.

Bedroom One 11' 11" Plus recess x 10' 11" Max (3.63m x 3.32m)
Double glazed window to the front, central heating radiator and fitted wardrobes.

Bedroom Two 11' 0" x 9' 4" Plus recess (3.35m x 2.84m)
Double glazed window to the rear, fitted wardrobes and a central heating radiator.

Bedroom Three 8' 9" x 8' 0" Plus recess (2.66m x 2.44m)
Double glazed window to the front and a central heating radiator.

Bathroom/w.c
Fitted with a three piece bathroom suite comprising low level w.c, pedestal wash hand basin, panel bath with shower over, central heating radiator, tiled walls, storage cupboard and a double glazed window to the rear.

Externally
Front Garden
Block paved drive to the front, lawn and planted borders.

Rear Garden
Enclosed rear garden which is mainly laid to lawn with decked seating area and planted borders.
Garage
Door width 6' 11" (2.11m)

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains – Gas
Sewerage: Mains
Heating: Mains – Gas
Broadband: ADSL Modem
Mobile Signal Coverage Blackspot: No
Parking: Driveway and garage

MINING
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 999 years from 1 December 1960
Ground Rent: £6.30

COUNCIL TAX BAND: C
EPC RATING: C

WD7805/CC/EM/15.05.2024/V.1



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.
Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

