



## Kidderminster Drive, Chapel Park

- Semi detached bungalow
- Two bedrooms
- No onward chain
- Shower room/w.c
- Front and rear gardens, garage

**£210,000**



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# Kidderminster Drive,

ChaepI Park, NE5 1TZ

We welcome to the market this spacious semi detached bungalow ideally situated on Kidderminster Drive within the popular residential estate of Chapel Park. This property is available with no onward chain and internally comprises an entrance hall leading to lounge, fitted kitchen/diner, two bedrooms and shower room/w.c. Externally there are front and rear gardens. The front offers a block paved drive with parking for two vehicles. The rear is enclosed mainly laid to lawn with paved seating areas. Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

**Hall**  
Laminate flooring, central heating radiator, security panel, telephone point and storage cupboard.

**Lounge** 16' 11" Plus window recess x 11' 10" Max (5.15m x 3.60m)  
Double glazed window to the rear, laminate flooring, feature fireplace and a central heating radiator.

**Kitchen/diner** 18' 7" Max plus recess x 9' 2" Max (5.66m x 2.79m)  
Fitted with a range of wall and base units with work surfaces over, part tiled walls, sink with mixer tap and drainer, integrated gas hob with oven below, central heating radiator, tiled flooring, double glazed windows to the rear and side and door leading to the garage.

**Bedroom One** 12' 5" Max x 11' 10" Including wardrobes (3.78m x 3.60m)  
Double glazed window to the front, central heating radiator, fitted wardrobes and drawers.

**Bedroom Two** 9' 2" x 8' 4" Plus storage cupboard (2.79m x 2.54m)  
Double glazed window to the front, central heating radiator and fitted wardrobes.

**Shower room/w.c**  
Fitted with a three piece suite comprising low level w.c with concealed cistern, vanity wash hand basin, walk in double shower cubicle, chrome heated towel rail, storage cupboard, loft access, tiled walls and flooring, and a double glazed window.

**Externally**  
**Front Garden**  
Block paved drive to side leading to the single garage, lawn area with planted borders.

**Rear Garden**  
Enclosed garden which is mainly laid to lawn with paved seating areas.

**Garage** 24' 0" Max x 8' 11" Max (7.31m x 2.72m)  
Door width 7' 3" Approx (2.21m)  
Up and over door, power, and lighting, plumbing for an automatic washing machine, double glazed window and door to the rear.

#### 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

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

#### COUNCIL TAX BAND: C

EPC RATING: D

WD7797/BW/EM/08.05.2024/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.

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