



ROOK
MATTHEWS
SAYER

Glenhurst Drive, Chapel Park
Auction Guide Price: £240,000

Glenhurst Drive, Chapel Park, NE5 1SP

- Extended link detached family home
- Four bedrooms
- Bathroom/w.c
- Shower room/w.c
- Conservatory
- Two reception rooms

Auction Guide Price: £240,000

For sale by auction is this charming extended link detached family home. Perfectly suited for families, offering a spacious layout with 4 generous bedrooms, bathroom/w.c and separate shower room/w.c.

Adding to the charm, the property boasts 2 reception rooms, and conservatory.

When it comes to location, this property is ideally situated on a corner plot with public transport links nearby, making commuting a breeze. Families will be thrilled to know there are excellent schools in the vicinity, and the local amenities are just a short stroll away. Whether you need to pick up groceries, fancy a meal out, or enjoy recreational activities, everything is within easy reach.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see www.agentspropertyauction.com

Entrance Hall
Central heating radiator, storage cupboard, under stairs storage cupboard and stairs up to the first floor.

Lounge 22' 10" Max x 14' 10" Into bays (6.95m x 4.52m)
Laminate flooring, central heating radiator and double glazed windows to the front.

Open plan kitchen and dining area
Kitchen Area 14' 9" Max x 6' 11" Plus Recess (4.49m x 2.11m)
Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ bowl stainless steel sink with mixer tap and drainer, free standing electric five ring range with extractor hood over, laminate flooring, double glazed window and door leading to the garden.

Dining Area 9' 8" Plus recess x 8' 2" Plus bay (2.94m x 2.49m)
Laminate flooring, two central heating radiators, recessed downlights, double glazed windows, and French doors leading to the rear garden.

Dining Room 9' 9" x 9' 8" (2.97m x 2.94m)
Laminate flooring, central heating radiator, recess downlights and door leading to conservatory.

Study 9' 5" x 8' 8" Plus door recess (2.87m x 2.64m)
Double glazed window to the rear and a central heating radiator.

Conservatory 9' 3" x 8' 3" Plus door recess (2.82m x 2.51m)
Electric storage heater, double glazed windows and door leading to the rear garden.

Landing
Storage cupboard and loft access.

Bedroom One 12' 10" Max x 10' 11" Plus recess (3.91m x 3.32m)
Double glazed window to the front and a central heating radiator.

Bedroom Two 10' 10" Max x 8' 9" Max (3.30m x 2.66m)
Double glazed window to the rear and a central heating radiator.

Bedroom Three 10' 8" x 6' 11" (3.25m x 2.11m)
Double glazed window to the front and a central heating radiator.

Bedroom Four 8' 7" x 7' 2" (2.61m x 2.18m)
Double glazed window to the front and a central heating radiator.

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

Shower room/w.c

Fitted with a three piece suite comprising low level w.c, pedestal wash hand basin, shower cubicle, central heating radiator, tiled walls, and flooring and a double glazed window to the rear.

Externally

Front Garden

Paved drive to the front with parking for two vehicles and leading to the single garage, there is also a lawn area with side access gate to the rear.

Rear Garden

Enclosed garden which his mainly laid to lawn with decked seating area.

Garage 16' 9" Max x 7' 2" Max (5.10m x 2.18m)

Door width 6' 7" (2.01m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains – Gas

Sewerage: Mains

Heating: Mains – Gas

Broadband: Fibre (Cabinet)

Mobile Signal Coverage Blackspot: No

Parking: Driveway and garage

MINING

The property is known to be on a coalfield and 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 1st June 1970 Ground Rent: £10 per 6 every month.

EPC RATING: D

COUNCIL TAX BAND: D

WD7822/BW/EM/02.08.2024/V.2



120 Roman Way, West Denton, NE5 5AD westdenton@rmsestateagents.co.uk

0191 267 1031 www.rookmatthewssayer.co.uk

16 Branches across the North-East

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 in 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 buyer must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatsoever 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.



