



Chadderton Drive, Chapel House

- Semi detached house
- Three bedrooms
- Cloakroom/w.c
- Two reception rooms
- Kitchen and utility room
- Bathroom/w.c

£180,000



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Chadderton Drive, Chapel House, NE5 1EL

Welcome to this charming semi-detached property, a unique opportunity ripe for renovation and personalisation, now listed for sale. With its traditional exterior, this home has an abundance of potential just waiting to be unlocked by the right buyer.

The property offers no onward chain and briefly comprises an entrance hall, cloakroom/w.c, lounge with sliding doors to dining room, conservatory, kitchen and separate utility room. The first floor boasts an impressive floor plan with three spacious bedrooms and a spacious family bathroom/w.c.

Externally there are front and rear gardens, the front is block paved providing off street parking.

The location adds to the appeal of this property, it is well-connected with public transport links and is within close proximity to nearby schools and local amenities. This makes it not only a great place to live but also a convenient one.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Entrance Hall

Central heating radiator and stairs up to the first floor.

Cloakroom/w.c

Fitted with a low level w.c, wash hand basin a double glazed window to the front.

Open plan lounge and dining room

Lounge area 14' 4" x 13' 3" (4.37m x 4.04m)

Double glazed window to the front, central heating radiator and sliding doors leading to:-

Dining room area 11' 1" x 10' 9" (3.38m x 3.27m)

Sliding doors leading to the conservatory and central heating radiator.

Conservatory 10' 0" Max x 8' 2" Max (3.05m x 2.49m)

Double glazed windows and double glazed French doors leading to the rear garden.

Kitchen 12' 8" Max x 8' 8" Max (3.86m x 2.64m)

Fitted with a range of wall and base units work surfaces over, stainless steel sink with mixer tap and drainer, central heating radiator, storage cupboard and a double glazed window to the rear.

Utility Room 11' 8" Max x 7' 6" Max (3.55m x 2.28m)

Fitted with a range of wall and base units work surfaces over, plumbing for an automatic washing machine, door to garage and double glazed window and door to rear garden.

Landing

Double glazed window to the side and access to loft which is fully boarded.

Bedroom One 14' 10" Max x 9' 1" Plus wardrobes (4.52m x 2.77m)

Double glazed window to the front, central heating radiator and mirrored wardrobes.

Bedroom Two 11' 9" x 11' 0" (3.58m x 3.05m)

Double glazed window to the rear and a central heating radiator.

Bedroom Three 10' 5" x 8' 9" (3.17m x 2.66m)

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, panel bath with shower over and screen, pedestal wash hand basin, airing cupboard, central heating radiator, tiled walls and a double glazed window to the rear.

Externally

Front Garden

Lawn garden and block paved drive providing off street parking.

Rear Garden

Enclosed rear garden.

Garage 17' 11" Max x 7' 7" Max (5.46m x 2.31m)

Door width 6' 7" (2.01m)

Remote controlled door, power and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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

EPC RATING: TBC

COUNCIL TAX BAND: C

WD7895/BW/EM/02.08.2024/V.1



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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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