



Eden Close, Chapel House

- Extended semi detached bungalow
- Two bedrooms
- Lounge and separate dining room
- Shower room/w.c
- Driveway providing multiple parking

£240,000



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Eden Close, Chapel House, NE5 1JF

This immaculate extended semi detached bungalow has been greatly improved by the current owners and internally comprises a spacious entrance hall leading to well proportioned lounge, kitchen and utility room, dining room with double doors to the front and a double glazed door leading to the rear garden. There are two bedrooms and a modern shower room/w.c.

The enclosed rear garden is low maintenance and offers a porcelain tiled seating area and artificial lawn. To the front there is a block paved drive providing parking for two vehicles.

Chapel House is one of the more traditional and established residential areas in the West of Newcastle and lies a short distance from the city centre which can be easily reached via numerous bus routes. Newcastle provides an excellent array of schooling, cultural and shopping facilities including the Metro Centre and Quayside. The A69 and A1 trunk roads are also close at hand.

Entrance Hall

Central heating radiator, loft access and porcelain tiled flooring.

Lounge 23' 3" Max x 11' 10" Max (7.08m x 3.60m)

Solid wood flooring, decorative coving, television point, feature fireplace and a double glazed windows and patio doors leading to the rear garden.

Kitchen 14' 9" Plus recess x 9' 4" Max (4.49m x 2.84m)

Fitted with a range of wall and base units with Quartz worksurfaces over, 1 ½ ceramic bowl with mixer tap and drainer, integrated fridge/freezer, unit and plinth lighting, recessed downlights, porcelain tiled flooring, gas cooker point with extractor hood over, double glazed window to the rear and door to:-

Dining Room 18' 8" Max x 7' 5" Max (5.69m x 2.26m)

Porcelain tiled flooring, vertical central heating radiator, double glazed doors leading to the rear garden and double glazed patio doors leading to the front.

Utility Room

Plumbing for an automatic washing machine and dryer, porcelain tiled flooring and a double glazed window to the rear.

Shower Room/w.c

Fitted with a three piece white coloured suite comprising close coupled w.c, vanity wash hand basin, shower cubicle, chrome heated towel rail, tiled walls and flooring and a double glazed window.

Bedroom One 11' 11" x 11' 10" (3.63m x 3.60m)

Double glazed window to the front, central heating radiator and laminate flooring.

Bedroom Two 9' 11" x 9' 4" (3.02m x 2.84m)

Double glazed window to the front, central heating radiator and laminate flooring.

Externally

Front Garden

Block paved drive to the front providing off street parking for two vehicles.

Rear Garden

Low maintenance enclosed garden with porcelain tiled seating area and artificial lawn area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains – Gas

Sewerage: Mains

Heating: Mains - Gas

Broadband: ADSL Modem

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

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 December 1960

Ground Rent: £7.50 per every 6 months

COUNCIL TAX BAND: B

EPC RATING: TBC

WD7794/BW/EM/22.04.2024/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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