



## Hillhead Parkway, Chapel House

- Ground floor flat
- Two bedrooms
- Modern fitted kitchen
- Shower room/w.c
- Front and rear gardens
- Single garage

**£130,000**



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# Hillhead Parkway, Chapel House, NE5 1JW

Two bedroom ground floor flat situated on Hillhead Parkway, on the popular Chapel House estate.

The accommodation comprises of: hallway, lounge with large window which provides an airy room, modern fitted kitchen with door leading to the rear garden, and modern shower room/w.c, two good sized bedrooms, one of which has fitted wardrobes.

Externally there is a gravel garden to the front and an enclosed low maintenance garden to the rear. The property also benefits a garage and further car parking space.

Chapel House is a desirable estate approximately 5 miles from Newcastle city centre. It enjoys a good range of local services including, shops, schools and other amenities and lies in a favourable transport location in the crook of the A1 / A69 junction. There is also good public transport links into Newcastle city centre.

Entrance Hall  
Storage cupboard and a central heating radiator.

Lounge 16' 0" x 11' 9" (4.87m x 3.58m)  
Double glazed window to the front, television point and a central heating radiator.

Kitchen 9' 8" Plus recess x 8' 10" Max plus door (2.94m x 2.69m)  
Fitted with a range of wall and base units with work surfaces over, tiled splash back, 1 ½ bowl sink with mixer tap and drainer, integrated hob with oven below and extractor hood over, plumbing for an automatic washing machine, double glazed window to the rear and door leading to the rear garden.

Shower room/w.c  
Fitted with a low level w.c, wash hand basin, walk in double shower cubicle, recessed downlights, chrome heated towel rail and a double glazed window.

Bedroom One 10' 4" Plus wardrobes and recess x 10' 0" Max (3.15m x 3.05m)  
Double glazed window to the front, central heating radiator and built in wardrobes.

Bedroom Two 8' 9" x 8' 2" (2.66m x 2.49m)  
Double glazed window to the rear and a central heating radiator.

Externally  
Front Garden  
Gravel garden with paved path to entrance.

Rear Garden  
Enclosed low maintenance garden which is mainly laid to artificial lawn with paved seating area.

Garage  
Single garage located in a block to the side.

RIMARY 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 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<sup>st</sup> December 1960  
Ground Rent: £12 per 6 months.

COUNCIL TAX BAND: A  
EPC RATING: C

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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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