



ROOK
MATTHEWS
SAYER

Ingram Drive, Chapel Park
Asking Price:- £295,000

Ingram Drive, Chapel Park, NE5 1TQ

- Immaculate detached family home
- Lounge/dining room

- Three bedrooms
- Modern family bathroom/w.c

- No onward chain
- Well maintained front and rear gardens

Asking Price : - £325,000

Presenting to the market, a remarkable opportunity to own a beautiful three bedroom detached property, now listed for sale.

The property offers no onward chain and internally comprises an entrance porch leading to hall, open plan lounge/dining room with French doors opening to the rear garden. The kitchen offers integrated appliances including hob with oven below and extractor hood over, fridge/freezer.

The first floor offers three bedrooms, all including fitted wardrobes. There is also a modern family bathroom/w.c.

Externally there are well maintained front and rear gardens. The front is laid to lawn with block paved drive providing off street parking and leading to single garage. To the rear there is a mainly lawn garden with decked seating area.

The property is close to quality schools, shops and amenities as well as access to good public transport routes, to and from Newcastle City Centre, the Metro Centre and the A1 and A69.

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

Entrance Lobby
Storage cupboard.

Hallway
Central heating radiator and stairs up to the first floor.

Open plan lounge/dining room
Lounge Area 13' 8" x 12' 9" (4.16m x 3.88m)
Double glazed window to the front, central heating radiator and television point.

Dining Area 10' 2" x 8' 7" Plus door recess (3.10m x 2.61m)
Central heating radiator, double glazed window and French doors opening to rear garden.

Kitchen 9' 3" x 8' 0" (2.82m x 2.44m)
Fitted with a range of wall and base units with work surfaces over, part tiled walls, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated appliances including hob with oven below and extractor hood over, fridge/freezer, plumbing for an automatic washing machine, and dryer, recessed downlights, double glazed window and door to the rear.

Landing
Double glazed window to the side, storage cupboard and loft access.

Bedroom One 10' 7" Plus wardrobes x 11' 0" Plus recess (3.22m x 3.35m)
Double glazed window to the front, central heating radiator and fitted wardrobes.

Bedroom Two 11' 0" x 8' 4" (3.35m x 2.54m)
Double glazed window to the rear, central heating radiator and fitted wardrobes.

Bedroom Three 8' 8" Max x 6' 9" Plus wardrobes (2.64m x 2.06m)
Double glazed window to the front, central heating radiator and fitted wardrobes.

Bathroom/w.c
Modern fitted family bathroom comprising low level w.c with concealed cistern, panel bath with shower over and screen, vanity wash hand basin, heated towel rail, part tiled walls, tiled flooring and a double glazed window to the rear.

Externally
Front Garden
Lawn garden with block paved drive leading to the single garage.

Rear Garden
Enclosed garden which is mainly laid to lawn with decked seating area.

Garage 15' 11" x 8' 5" (4.85m x 2.56m)
Door width 7' 4" (2.23m) Approx.
Remote roller door, power and lighting, double glazed window, and door to the rear.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: Fibre to premises

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 28th August 1970

Ground Rent: £25 per every 6 months. No planned increase

EPC RATING: D

COUNCIL TAX BAND: D

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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.



