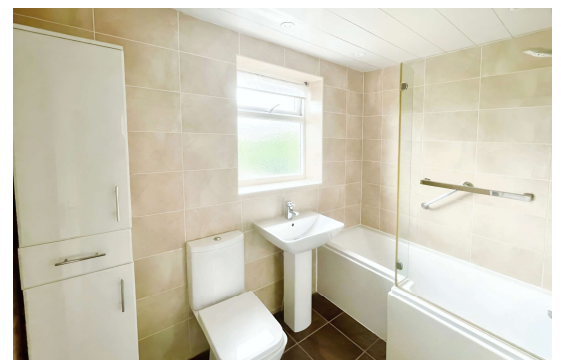




Chadderton Drive, Chapel House

- Link detached house
- Three bedrooms
- No onward chain
- Lounge/dining room
- Bathroom/w.c

Offers Over £250,000



0191 267 1031
120 Roman Way, West Denton, NE5 5AD

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
westdenton@rmsestateagents.co.uk

Chadderton Drive, Chapel House, NE5 1EL

This delightful link detached property which is neutrally decorated throughout, providing a blank canvas for you to make your mark.

The property offers no onward chain and internally comprises an entrance hall leading to open plan lounge/dining room and modern fitted kitchen. The first floor offers three bedrooms and a modern family bathroom/w.c.

The location of this property is a real selling point. It is just a short distance away from public transport links, making commuting a breeze. You'll also find local amenities close by, so you'll never have to travel far for your necessities. Plus, for those with children, there are nearby schools - making morning drop-offs a little bit easier.

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

Entrance Hallway

Laminate flooring, central heating radiator, under stair storage cupboard and stairs up to the first floor.

Open plan lounge/dining room 23' 5" Into bay x 13' 1" Max (7.13m x 3.98m)

Double glazed bay window to the front, two central heating radiators, television point and a double glazed window to the side.

Kitchen 10' 4" Into bay x 9' 4" Max (3.15m x 2.84m)

Fitted with a range of wall base and units with work surfaces over, splash back tiles, integrated appliances including gas hob, eye level oven and grill, 1 ½ bowl stainless steel sink with mixer tap and drainer, double glazed bay window to the side, plumbing for an automatic washing machine and access to garage.

Landing

Loft access and a double glazed window to the side.

Bedroom One 12' 7" Plus recess x 11' 2" (3.83m x 3.40m)

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

Bedroom Two 11' 1" Plus recess x 8' 7" (3.38m x 2.61m)

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

Bedroom Three 8' 7" x 7' 6" (2.61m x 2.28m)

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

Bathroom/w.c

Fitted with a three piece white coloured bathroom suite comprising low level w.c, panel bath with shower over and screen, pedestal wash hand basin, recessed downlights, storage unit, tiled walls and flooring, heated towel rail and a double glazed window to the rear.

Externally

Front Garden

Paved garden to the front providing parking for three cars and leading to the single garage with lawn area and side access gate leading to the rear.

Rear Garden

Enclosed garden which is mainly laid to lawn with paved seating area.

Garage Door width 6' 11" (2.11m)

Up and over door and access to the rear garden.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: Cable

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, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Leasehold Term 999 years from 1 December 1960

Ground Rent £6.30 due every 6 months – not aware of any price changes.

EPC RATING: C

COUNCIL TAX BAND: D

WD7949/BW/EM/07.09.2024/V.1



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

16 Branches across the North-East

