



## Grosvenor Court, Chapel Park

- Mid terrace house
- Three bedrooms
- Kitchen/diner
- Bathroom/w.c
- Single garage

**£185,000**



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# Grosvenor Court,

## Chapel Park, NE5 1RX

We are delighted to present to you this charming terraced property, currently listed for sale. The property is in good condition, all ready and waiting for its new owners to move in and make it their own. The house boasts an entrance lobby, leading to lounge, kitchen/diner. To the first floor there are three well-sized bedrooms and a bathroom/w.c.

One of the many advantages of this property is its location. It benefits from excellent public transport links, making it a breeze to travel around the city. For families with children, the proximity to local schools is a significant plus. Moreover, local amenities are just a stone's throw away, adding to the convenience this property offers.

Externally there are front and rear gardens. The front is mainly laid to lawn with paved path to entrance. The rear offers a low maintenance garden with street parking and a single garage which is in a block close by. Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation on offer.

#### Entrance Lobby

Stairs up to first floor, central heating radiator and storage cupboard.

#### Lounge 14' 3" x 11' 11" plus bow window (4.34m x 3.63m)

Double glazed bow window to the front, central heating radiator and television point.

#### Kitchen/diner 17' 5" Max x 10' 10" Max plus storage cupboard (5.30m x 3.30m)

Fitted with a range of wall and base units with work surfaces over, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated hob with oven below and extractor hood over, plumbing for an automatic washing machine and dishwasher, central heating boiler, storage cupboard, central heating radiator, part tiled walls, double glazed window to the rear and double glazed doors leading to the rear garden.

#### Landing

Storage cupboard.

#### Bedroom One 14' 4" Max x 9' 6" Max (4.37m x 2.89m)

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

#### Bedroom Two 10' 4" x 8' 8" (3.15m x 2.64m)

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

#### Bedroom Three 8' 11" Max including storage cupboard x 7' 9" Max (2.72m x 2.36m)

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, central heating radiator and a double glazed window to the rear.

#### Externally

##### Front Garden

Lawn garden with paved path to entrance.

##### Rear Garden

Low maintenance garden which is paved with gravel area. There is also a garage which is in a nearby block.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains - Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage and street parking

#### 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> June 1970

Ground Rent: £12.50 per 6 months. There is no planned increase

EPC RATING: C

COUNCIL TAX BAND: C

WD7976/17.09.2024/BW/EM/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.

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