



## Cottersdale Gardens, Chapel House

- Semi detached bungalow
- Three bedrooms
- No onward chain
- Shower room/w.c
- Front and rear gardens

**£190,000**



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# Cottersdale Gardens,

## Chapel House, NE5 1JQ

This charming semi-detached bungalow is nestled in a convenient location, it is up for sale and offers a wealth of potential.

This property boasts three cosy bedrooms, a lovely reception room and modern shower room/w.c. It is the perfect canvas for those looking to put their renovation flair to the test, with plenty of opportunities to upgrade and personalise the space.

The property is offered with vacant possession and internally comprises an entrance hall leading to lounge, kitchen, three bedrooms and a modern fitted shower room/w.c.

Externally there are front and rear gardens. The front is laid to lawn with block paved drive leading to the single garage. To the rear there is a low maintenance rear garden with planted shrubs.

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

Agents note: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

#### Hall

Central heating radiator.

Lounge 21' 0" x 11' 11" (6.40m x 3.63m)

Double glazed window to rear, central heating radiator and feature fireplace.

Kitchen 10' 5" Plus door recess x 10' 6" Max, into bay (3.17m x 3.20m)

Fitted with a range of wall and base units with work surfaces over, part tiled walls, integrated appliances including hob, oven and microwave, stainless steel sink with mixer tap and drainer, central heating radiator, double glazed bay window and door leading to garage.

Bedroom One 13' 8" Max x 9' 8" plus wardrobes (4.16m x 2.94m)

Double glazed window to the front, central heating radiator and fitted wardrobes.

Bedroom Two 10' 9" x 10' 4" (3.27m x 3.15m)

Double glazed window to the front and central heating radiator.

Bedroom Three 10' 4" x 7' 1" (3.15m x 2.16m)

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

#### Shower room/w.c

Fitted with a low level w.c, pedestal wash hand basin, walk in shower cubicle, chrome heated towel rail, tiled walls, storage cupboard and a double glazed window.

#### Externally

##### Front Garden

Lawn garden with planted borders and block paved drive providing off street parking.

##### Rear Garden

Enclosed low maintenance block paved garden with planted shrubs.

Garage 24' 9" Max x 7' 9" Max (7.54m x 2.36m) Door width to be confirmed.

Remote controlled roller door, double glazed window and door leading to the rear garden.

#### PRIMARY 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.

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: £7.50 per annum. Not aware of any planned increase

COUNCIL TAX BAND: C

EPC RATING: D

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**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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