



Grosvenor Way, Chapel Park

- Detached family home
- Three bedrooms
- Two reception rooms
- Cloakroom/w.c
- Kitchen and utility room
- Family bathroom/w.c
- No onward chain

£270,000



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Grosvenor Way, Chapel Park, NE5 1SE

Situated on Grosvenor Way in Chapel Park is this detached family home. The property offers no onward chain and internally comprise an entrance porch, hall, hallway, lounge, dining room, kitchen, and utility room. The first floor offers three bedrooms and a bathroom/w.c.

Externally there are front and rear gardens. The front is laid to lawn with a block paved drive providing off street parking. There is a side access gate leading to the enclosed rear garden which is mainly laid to lawn with paved seating area.

Chapel Park is one of the more traditional and established residential areas in the West of Newcastle and lies a short distance from the city centre which can be easily reached via numerous bus routes. Newcastle provides an excellent array of schooling, cultural and shopping facilities including the Metro Centre and Quayside. The A69 and A1 trunk roads are also close at hand.

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

Entrance Porch

Double glazed window to the side and door to hall.

Hallway

Central heating radiator, stairs up to the first floor and under stairs storage cupboard.

Cloakroom/w.c

Low level w.c, wash hand basin and a double glazed window.

Lounge 16' 2" Plus bay x 13' 7" Max (4.92m x 4.14m)

Double glazed bay window to the front and television point.

Dining Room 11' 3" x 10' 3" (3.43m x 3.12m)

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

Kitchen 9' 10" Plus storage and recess x 9' 0" Plus door recess (2.99m x 2.74m)

Fitted with a range of wall and base units with work surfaces over, sink with mixer tap and drainer, integrated hob with oven below and extractor hood over, tiled splash back and a double glazed window to the rear.

Utility Room 11' 1" x 7' 0" (3.38m x 2.13m)

Fitted base units with work surfaces over, stainless steel sink and drainer, plumbing for an automatic washing machine, dishwasher, double glazed window, and door to the rear.

Landing

Double glazed window and loft access.

Bedroom One 13' 8" Max x 11' 10" Including wardrobes (4.16m x 3.60m)

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

Bedroom Two 12' 9" x 11' 9" (3.88m x 3.58m)

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

Bedroom Three 9' 8" x 8' 10" (2.94m x 2.69m)

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

Bathroom/w.c 9' 0" x 8' 2" (2.74m x 2.49m)

Fitted with a three piece white bathroom suite comprising low level w.c, pedestal wash hand basin, panel bath with shower over and screen, part tiled walls, storage cupboard and a double glazed window.

Garage 16' 5" x 7' 8" (5.00m x 2.34m) Door width 6' 6" (1.98m x 1.98m)

Up and over door

Externally

Front Garden

Block paved drive providing parking for two vehicles, lawn garden and side access gate.

Rear Garden

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

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains – Gas

Sewerage: Mains

Heating: Mains – Gas

Broadband: None

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 from 1st June 1990

Ground Rent: TBC per annum.

COUNCIL TAX BAND: D

EPC RATING: E

WD6591/BW/EM/17.07.2024/V.1



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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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