



## Arncliffe Gardens, Chapel House

- Semi detached bungalow
- Two bedrooms
- Kitchen
- No onward chain
- Single garage
- Front and rear gardens

**£180,000**



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

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[westdenton@rmsestateagents.co.uk](mailto:westdenton@rmsestateagents.co.uk)

# Arncliffe Gardens, Chape House, NE5 1EE

Offering no onward chain is this semi detached bungalow which is located on the popular Chapel House estate.

The accommodation briefly comprises an entrance hall, lounge, fitted kitchen, two bedrooms and bathroom/w.c.

Externally there are front and rear gardens. There is a paved garden to the front with block paved drive to side leading to the single garage. The rear is enclosed which is mainly laid to lawn with paved patio area and planted borders.

Chapel House 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 providing excellent transport links.

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

#### Entrance Hall

Central heating radiator and recessed downlights.

#### Lounge 12' 0" Max x 14' 10" (3.65m x 4.52m)

Double glazed window to the rear, feature fireplace with marble back and hearth with gas fire, coving to ceiling and a central heating radiator.

#### Kitchen 9' 1" Plus recess x 8' 2" Max (2.77m x 2.49m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, stainless steel sink with mixer tap and drainer, integrated electric hob with oven below and extractor hood over, recessed downlights, central heating radiator, access to garage and a double glazed window to the rear.

#### Bedroom One 10' 5" Max x 13' 1" (3.17m x 3.98m)

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

#### Bedroom Two 10' 11" Max x 9' 2" (3.07m x 2.79m)

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

#### Bathroom/w.c

Fitted with a three piece white bathroom suite comprising low level w.c, pedestal wash hand basin, panel bath with shower over, tiled walls and flooring, recessed downlights, loft access and a double glazed window to the side.

#### Externally

##### Front Garden

Paved garden to the front with block paved leading to the single garage.

##### Rear Garden

Enclosed garden which is mainly laid to lawn with paved patio area, stocked borders and greenhouse.

##### Garage

Door width 6' 11" (2.11m)

Plumbing for an automatic washing machine and access to the rear garden.

#### 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 December 1960

Ground Rent: £6.30 every 6 months. Planned to increase not known.

#### Council Tax Band: B

EPC Rating: D

WD7662/CC/EM/12.12.2023/V.1



Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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