



## Denham Walk, Chapel House

- Link detached house
- Three bedrooms
- Two reception rooms
- No onward chain
- Family bathroom/w.c
- Previous Garage (Currently used as a storage room)
- Well presented throughout

**£225,000**



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# Denham Walk, Chapel House, NE5 1JD

Welcome to this charming link detached property that is currently on the market for sale offering no onward chain. It is neutrally decorated and boasts two reception rooms.

The property is located in a friendly neighbourhood with excellent public transport links, with nearby schools and local amenities.

Internally the accommodation comprises an entrance hall leading to lounge and dining room, kitchen, ground floor W.C, the previous garage, which is currently used as a storage room. There is no car access

The first floor offers three bedrooms and a family bathroom/W.C.

Externally there are front and rear gardens. The front is mainly laid to lawn with paved path to entrance. The rear is enclosed with paved seating area and artificial lawn.

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

#### Entrance Hall

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

#### Dining Room 10' 10" Max into bay x 17' 9" Max (3.30m x 5.41m)

Double glazed bay window to the rear, central heating radiator, wood flooring and double glazed patio doors leading to the rear garden.

#### Lounge 13' 0" x 11' 9" Into alcove (3.96m x 3.58m)

Double glazed window to the front, feature fireplace, central heating radiator and wood flooring.

#### Kitchen 21' 5" Max x 6' 8" Max (6.52m x 2.03m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated appliances including 5 burner gas hob with extractor hood over, eye level oven and grill, dishwasher, plumbing for an automatic washing machine, central heating radiator, tiled flooring and a double glazed window to the front.

#### Inner Lobby

Door to rear garden.

#### Ground floor w.c

Low level w.c, vanity wash hand basin and chrome heated towel rail.

#### Converted garage (currently used as a bedroom) 14' 11" x 7' 3" (4.54m x 2.21m)

Double glazed window, central heating radiator and recessed downlights.

#### Landing

Double glazed window to the side and loft access.

#### Bedroom One 12' 3" Max x 11' 3" Max (3.73m x 3.43m)

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

#### Bedroom Two 9' 10" Plus recess x 8' 11" (2.99m x 2.72m)

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

#### Bedroom Three 8' 1" x 7' 6" (2.46m x 2.28m)

Double glazed windows to the front and side, and a central heating radiator.

#### Bathroom/w.c

Fitted with a three piece white coloured bathroom suite comprising low level w.c, wall mounted wash hand basin, panel bath with shower over and screen, chrome heated towel rail, tiled flooring, part tiled walls and a double glazed window.

#### Externally

##### Front Garden

Lawn garden with paved path to entrance.

##### Rear Garden

Enclosed with paved seating area and artificial lawn.

#### Outhouse 10' 8" x 8' 11" (3.25m x 2.72m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains – Gas

Sewerage: Mains

Heating: Mains – Gas

Broadband: ADSL Modem

Mobile Signal Coverage Blackspot: No

Parking: Driveway

#### 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 December 1960

Ground Rent: £7.50 per every 6 months

#### COUNCIL TAX BAND: D

EPC RATING: D

WD7890/BW/EM/01.07.2024/V.1



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