



## Chadderton Drive, Chapel House

- Semi detached bungalow
- Two bedrooms
- Refurbished throughout
- Breakfasting kitchen & utility room
- Bathroom/W.C
- No onward chain

**Offers Over £245,000**



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# Chadderton Drive, Chapel House, NE5 1HR

For sale is this immaculate semi-detached bungalow, which has been fully refurbished. The property is in a prime location with superb public transport links, nearby schools, and local amenities all within easy reach, making it an ideal proposition for first-time buyers and families alike.

Internally there is an entrance hall leading to lounge with bi-fold doors to the rear garden, modern fitted breakfasting kitchen including integrated appliances, utility room, two double bedrooms and a three piece bathroom/W.C.

Externally there are front and rear gardens. The front is block paved providing off street parking and the rear is enclosed with lawn and paved seating.

In conclusion, this property combines a prime location with a high standard of living, which is sure to appeal to a range of potential buyers. Don't miss out on the opportunity to view this stunning home.

Entrance Hall  
Central heating radiator.

Lounge 21' 0" Plus door recess x 11' 11" Max (6.40m x 3.63m)  
Double glazed bi fold doors leading to the rear garden, central heating radiator and recessed downlights.

Breakfasting Kitchen 15' 7" Max x 10' 5" Max (4.75m x 3.17m)  
Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ bowl sink with mixer tap and drainer, integrated appliances including hob with stainless steel extractor hood over, eye level oven and grill, fridge/freezer and dishwasher, tiled flooring, recessed downlights, central heating radiator and a double glazed window to the rear.

Utility Room  
Fitted base units with work surfaces over, 1 ½ bowl stainless steel sink with mixer tap and drainer, central heating radiator, tiled flooring, cupboard housing central heating boiler, recessed downlights, double glazed window and door to the rear.

Bathroom/W.C.  
Fitted with a three piece bathroom suite comprising low level w.c with concealed cistern and vanity wash hand basin, panel bath with shower over and screen, heated towel rail, recessed downlights, extractor fan, tiled walls and a double glazed window.

Bedroom One 13' 8" x 11' 6" Plus recess (4.16m x 3.50m)  
Double glazed window to the front and a central heating radiator.

Bedroom Two 10' 11" x 10' 4" (3.32m x 3.15m)  
Double glazed window to the front and a central heating radiator.

Externally  
Front Garden  
Block paved drive with lawn area to side.

Rear Garden  
Enclosed garden with paved seating area and step up to lawn and additional paved seating area.

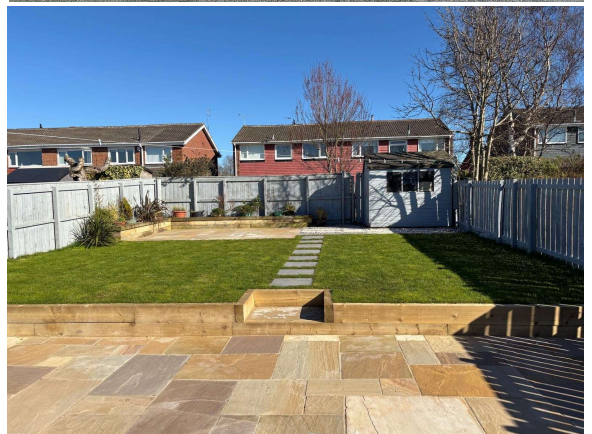
PRIMARY SERVICES SUPPLY  
Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains – Gas  
Broadband: Fibre to cabinet  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway and street parking

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 February 1960  
Ground Rent: £12 per annum.

EPC RATING: E  
COUNCIL TAX BAND: B

WD5193/BW/EM/29.03.2025/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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