



## Lilac Close, Chapel Park

- Mid terrace house
- Three bedrooms
- Kitchen/diner
- Bathroom/w.c
- Garage in a block

**£180,000**



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# Lilac Close, Chapel Park, NE5 1UU

Mid terrace house situated on the popular Chapel Park Estate, providing ideal living space for professionals and small families alike.

Internally the property comprises an entrance lobby leading to lounge, great size kitchen/dining room with access via patio doors to the garden. To the first floor there are three bedroom and modern bathroom/w.c. Externally there is a lawn garden to the front with paved path to entrance and an enclosed rear garden which is mainly laid to lawn with paved seating area.

Chapel Park provides easy access to the A69 and A1 Trunk roads with link to the central motorway network. Newcastle International Airport is three miles north and provides a range of national and international flights. Newcastle city provides a vast array of schooling, shopping and recreational facilities including the Metro Centre, Sage, and Quayside area.

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

#### Entrance Lobby

Double glazed window to the side, solid wood flooring, and storage cupboard.

#### Lounge 15' 9" Max x 13' 2" Recess (4.80m x 4.01m)

Double glazed window to the front, two central heating radiators, coving to ceiling, feature fireplace with electric fire and stairs up to the first floor.

#### Kitchen/diner 15' 8" x 10' 8" Plus recess (4.77m x 3.25m)

Fitted with a range of wall and base units with work surfaces over, part tiled walls, 1 ½ bowl stainless sink with mixer tap and drainer, plumbing for an automatic washing machine and dishwasher, Kenwood 5 burner hob dual fuel range cooker with double oven and extractor hood over, central heating radiator, double glazed window and patio doors leading to the rear garden.

#### Landing

Storage cupboard housing central heating boiler and loft access.

#### Bedroom One 8' 11" x 12' 3" Plus recess (2.72m x 3.73m)

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

#### Bedroom Two 12' 1" Max x 8' 11" Plus recess (3.68m x 2.72m)

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

#### Bedroom Three 6' 8" x 7' 8" Plus recess (2.03m x 2.34m)

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, spotlights to ceiling, heated towel rail and a double glazed window to the rear.

#### Externally

##### Front Garden

Lawn garden with paved path to entrance and gravel to side.

##### Rear Garden

Enclosed lawn garden with paved seating area.

#### Garage

Single garage situated in a block.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre (Premises)

Mobile Signal Coverage Blackspot: No

Parking: 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 1<sup>st</sup> June 1964

Ground Rent: £24 per every 6 months.

#### COUNCIL TAX BAND: B

EPC RATING: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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