



Grosvenor Way, Chapel Park, Newcastle upon Tyne, NE5 1SE

- Extended semi detached family home
- Four bedrooms
- Ensuite facilities
- Two reception rooms
- No onward chain
- Front and rear gardens

Asking Price: £285,000

Offering no onward chain is this extended family home. The property offers spacious accommodation throughout briefly comprising:- entrance lobby leading to hallway with access to lounge, modern fitted breakfasting kitchen, play room and ground floor wet room/w.c. To the first floor there are four bedrooms, one of which offers ensuite facilities. There is also a family bathroom/w.c.

Externally there are gardens to the front and rear. The front offers lawn area with block paved driveway providing off street parking for two vehicles and side access gate to the rear. To the rear there is an enclosed garden which is mainly laid to lawn with paved patio area.

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

Lobby
Door to hallway

Hall
Central heating radiator, central heating radiator and storage cupboard.

Lounge
17' 0" Max x 12' 11" Including alcove (5.18m x 3.93m)
Double glazed window to the front, central heating radiator, recessed downlights, and media wall with inset fire.

Breakfasting Kitchen
19' 9" Max x 8' 0" Max (6.02m x 2.44m)
Fitted with a range of wall and base units with granite work surfaces over, integrated appliances including hob with extractor hood over, microwave, oven and wine cooler, central heating radiator, sink with mixer tap and drainer, tiled flooring, concealed central heating boiler, double glazed window and patio doors leading to the rear garden.

Play Room 20' 6" x 7' 0" (6.24m x 2.13m)
Double glazed window to the front and a central heating radiator.

Wet Room
Fitted with a low level w.c, walk in shower cubicle, vanity wash hand basin, chrome heated towel rail, tiled walls and flooring and a double glazed window.

Landing
Storage cupboard and loft access.

Bedroom One
11' 1" Plus recess x 10' 8" Plus wardrobes 3.38m x 3.25m)
Double glazed window to the front, central heating radiator, coving to ceiling and wardrobe space.

Bedroom Two 15' 4" Max x 6' 11" (4.67m x 2.11m)
Double glazed window to the rear, central heating radiator, storage cupboard and laminate flooring.

Ensuite
Fitted with a low level w.c with concealed cistern, shower cubicle, pedestal wash hand basin, chrome heated towel rail and a double glazed window to the front.

Bedroom Three 10' 10" x 8' 9" (3.30m x 2.66m)
Double glazed window to rear, central heating radiator and laminate flooring.

Bedroom Four 8' 7" x 7' 3" (2.61m x 2.21m)
Double glazed window to the front and a central heating radiator.

Bathroom/w.c
Fitted with a three piece white coloured bathroom suite comprising low level w.c, vanity wash hand basin, P shaped panel bath with shower over and screen and a double glazed window.

Externally
Front Garden
Lawn garden with block paved drive providing off street parking for two vehicles and side access gate.

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

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: ADSL Modem

Mobile Phone 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.

ACCESSIBILITY

This property has accessibility adaptations:

- Ground floor wet room/w.c

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 1st June 1970

Ground Rent: TBC

COUNCIL TAX BAND: E

EPC RATING: C

WD7560/BW/EM/12.01.2024.V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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