





- Semi Detached Bungalow
- Off Street Parking
- No Upper Chain
- Front and Rear Gardens
- Council Tax Band \*B\*
- Two Bedrooms
- Garage
- Close To Amenities
- Freehold
- Call For More Information





This two bedroom semi-detached bungalow is positioned in a popular location and is offered for sale with the benefit of with no onward chain.

Located in the ever popular Chapel House, the area boasts a wealth of local amenities including shops, schools and leisure facilities with further amenities easily accessible via regular bus routes in Newcastle City Centre.

The accommodation was formerly a three bedroom home and has been reconfigured to offer more living space. Briefly comprising: - entrance hallway, spacious lounge, dining area, modern kitchen, two bedrooms and a bathroom WC. Externally there is a paved driveway to the front providing access to the garage and there is a beautiful garden to the rear. The property is double glazed and also has gas central heating.

Viewing is a must to appreciate the accommodation on offer. For more information please call our Gosforth branch on 0191 2365 2070.

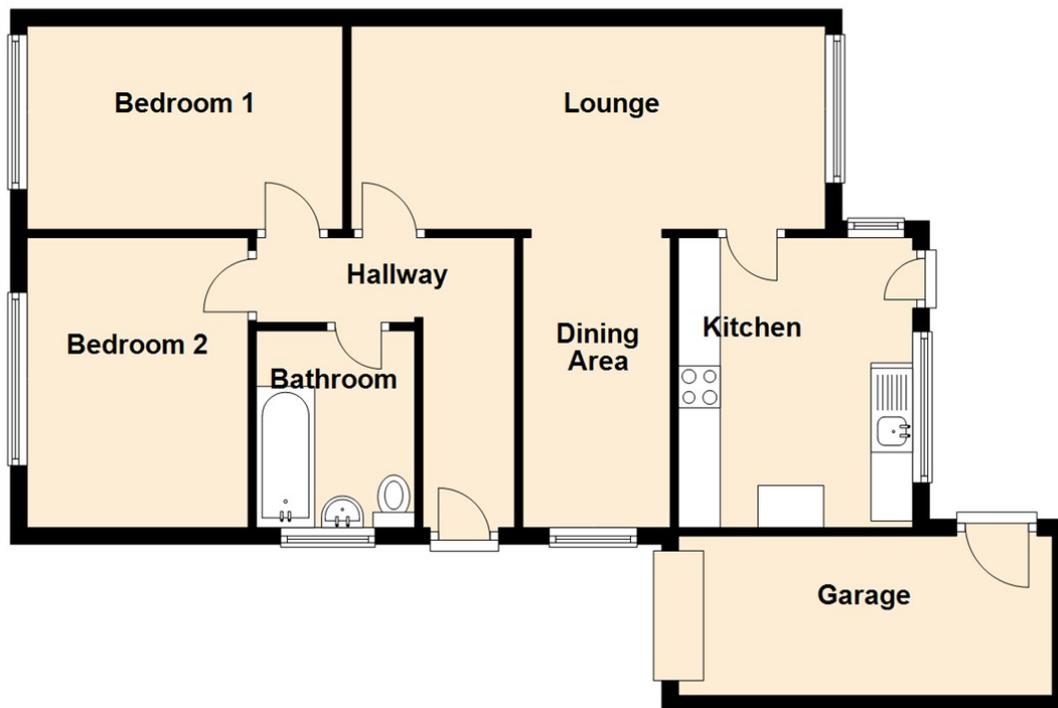
#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*B\*.



### Ground Floor



Lounge 11'9" x 20'11" (3.60 x 6.40)

Dining Area 6'9" x 10'5" (2.08 x 3.18)

Kitchen 10'4" x 10'9" (3.17 x 3.29)

Bedroom One 13'6" x 11'5" (4.13 x 3.49)

Bedroom Two 10'10" x 10'3" (3.31 x 3.13)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## The difference between house and home

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