



4



3



1

- 4 Bedroom 3 Storey Townhouse
- Separate Utility
- Gas Central Heating
- EPC C | Council Tax Band D

- Great Open Plan Kitchen Diner
- Low Maintenance Rear Garden
- Sealed Unit Double Glazed Windows

- 2 bedrooms with En-suites
- Driveway
- No upper chain involved

4 bedroom 3 story town house situated within a cul-de-sac on Chapel Grange. With no upper chain involved, benefitting from gas central heating and sealed unit double glazed windows. The property briefly comprises of an Entrance Hallway with a door to the garage and stairs to the first floor. Downstairs w/c with a low level w/c, wall mounted hand wash basin, heated towel rail, tiled walls and floor, spotlights to the ceiling and an extractor fan. Dining Kitchen with a range of wall and base units one and a half Porcelain sink and drainer unit, integrated dishwasher, wine fridge Lamona range effect gas oven, spotlights to the ceiling, Combi boiler enclosed in the wall unit, tiled flooring, storage cupboard, French doors to the rear. To the first floor the Lounge has laminate flooring and spotlights to the ceiling. Bedroom 3 has fitted wardrobes and spotlights to the ceiling. The Bathroom has a panelled bath with centre taps, pedestal hand wash basin, low level w/c, heated towel rail, spotlights to the ceiling, extractor fan, tiled walls and floor. Second floor Landing has a storage cupboard. Bedroom 1 has a walk-in wardrobe and an En-suite with a double shower cubicle with a mains shower, panelled splash back, heated towel rail, low level w/c, vanity unit with a wash hand basin, spotlights to the ceiling, extractor fan. Bedroom 2 has fitted wardrobes and an En-suite with a mains shower, low level w/c, pedestal hand wash basin, tiled splash back, spotlights to the ceiling and an extractor fan. Bedroom 4 has wall units.



Externally there is a double driveway to the front leading to a garage via an up and over door which has plumbing for an automatic washing machine, base units and a stainless steel sink and drainer unit. To the rear there is a low maintenance enclosed garden with paved and Astro turf areas.

Chapel Grange is a sought after cul-de-sac in desirable area on the Western periphery of Newcastle, with good local amenities.

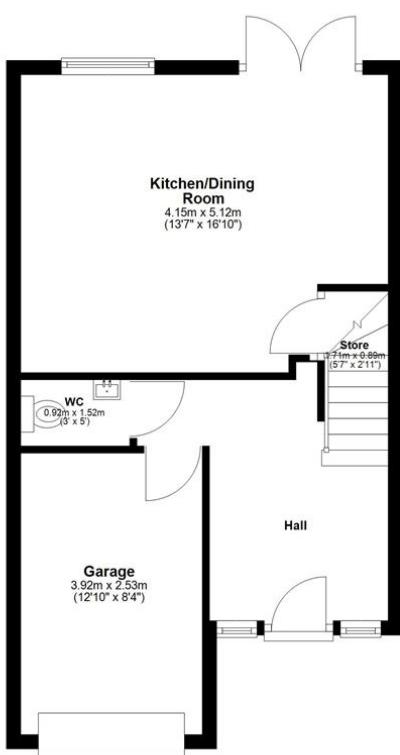




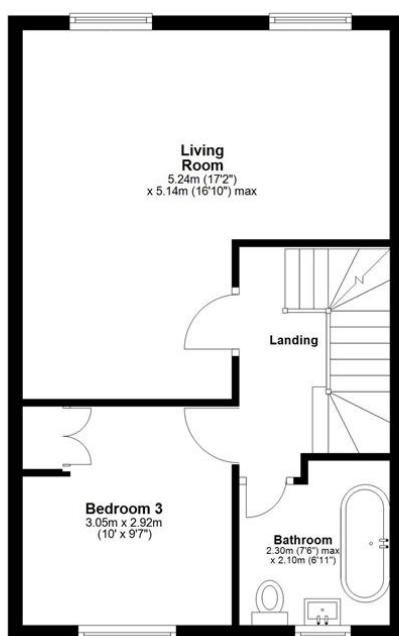
Energy Performance: Current C Potential B  
Council Tax Band: D



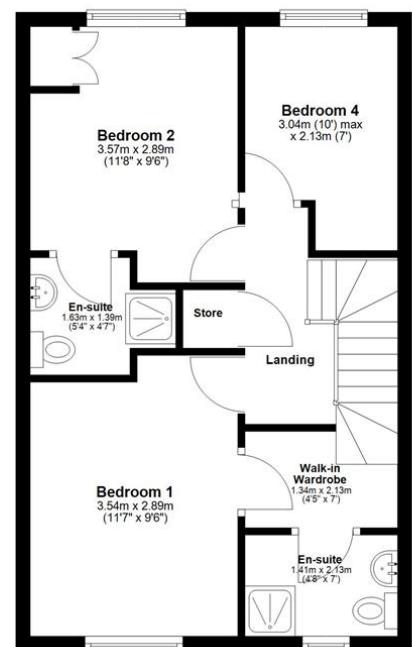
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 125.7 sq. metres (1352.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

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