



Aisgill Drive, Chapel House, Newcastle upon Tyne

£245,000

MICHELLE ROPER

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Aisgill Drive

**Chapel House, Newcastle upon Tyne,
NE5 1AR**

Deceptively spacious 3 Bedroom Detached Bungalow on Aisgill Drive, in the ever popular location of Chapel House, Newcastle upon Tyne.

Situated within an enviable corner plot and enjoying private gardens to front, side & rear, the property offers off street parking via two block paved driveways, one leading to a Garage.

The property briefly comprises of Entrance Hallway, Lounge, Kitchen, Reception Room, Master Bedroom, Bedrooms 2 & 3 and Shower room.

Spacious interior with versatility to have 3 bedrooms or 2 with Dining Room like the current Vendors.

Early viewing is highly recommended.

Price: £245,000



Accommodation

Entrance Hall

Through the front door of this beautifully presented 3 Bedroom Detached Bungalow, we enter into the Hallway, providing access to the Lounge ahead, Bedroom 3 to the left and Shower room and Kitchen to the right. The Hall features a double radiator and laminate wood flooring underfoot.

Lounge

The spacious Lounge is a welcoming space with double glazed angled bay window to side elevation. A square arch to one end of the room creates space for a dining table should you wish to utilise the current dining room as a third bedroom. The room benefits from decorative coving to ceiling, dado rail and a double radiator, other features include a freestanding stove and carpet underfoot, a door at either end of the room provides access to the Master Bedroom and Bedroom 2.

Reception Room 2

Situated to the rear of the property is the second reception room. Formally the Garage, the room has been remodelled creating a versatile room ideal as a second reception room/craft room. A triple cupboard provides access to a utility area with sink and is plumbed for automatic washing machine. The room leads through to a sun room overlooking the private rear garden. The room features a double radiator, tiled floor underfoot and adjacent sun room features a double glazed window to side. A double glazed door provides access to the private rear garden and Garage beyond.



Accommodation

Kitchen

Situated to the rear of the property, the Kitchen benefits from a range of wooden wall and base units with complementary handles and over-top butchers block effect work surface. The Kitchen features an electric hob and is plumbed for dishwasher. A double glazed window looks to rear elevation underneath which sits an integrated stainless steel sink with single drainer and mixer tap. A door provides access to the former Garage, remodelled into a second reception room / craft room, other features include a double radiator and tiled floor underfoot.

Externally

Externally the property offers two block paved driveway offering off street parking for multiple vehicles, one driveway leads to Garage.

A gravelled garden with border and mature shrubbery sits to the left, with two Magnolia trees, a view of which can be enjoyed from the Lounge and Bedroom 2.

To the rear the garden is an enclosed private space, with access to the garage via a single door. The garden features paving with central gravelled area and provides a quiet space to privately enjoy the outdoors. The garden also accommodates a heat source pump and has an access gate.

1.5 Size Garage

The Garage is a welcomed addition to the property, replacing the original Garage which is situated beneath the car port. Remote access opening to front with a single door to rear accessible via rear garden.



Accommodation

Master Bedroom

The Master Bedroom is a spacious double room currently utilised as a Dining Room. The room features a double glazed angled bay window to front elevation. The room features a double radiator and carpet underfoot.

Bedroom 2

Bedroom 2 is a spacious double room with double glazed window to side elevation, providing views of the private garden. The room features built in sliding door wardrobes, a double radiator and newly laid carpet underfoot.



Accommodation

Bedroom 3

Bedroom 3 is a single room with double glazed window to front elevation, the room features freestanding wardrobes, a double radiator and carpet underfoot.

Shower-room


The Shower room consists of a white four piece suite comprising of Shower cubicle with glass doors and electric shower, a vanity wash hand basin with double door cupboard beneath, Bidet and low level WC. A double glazed opaque window looks to side elevation. Other features of the room include a double radiator and wood effect cushioned flooring underfoot.

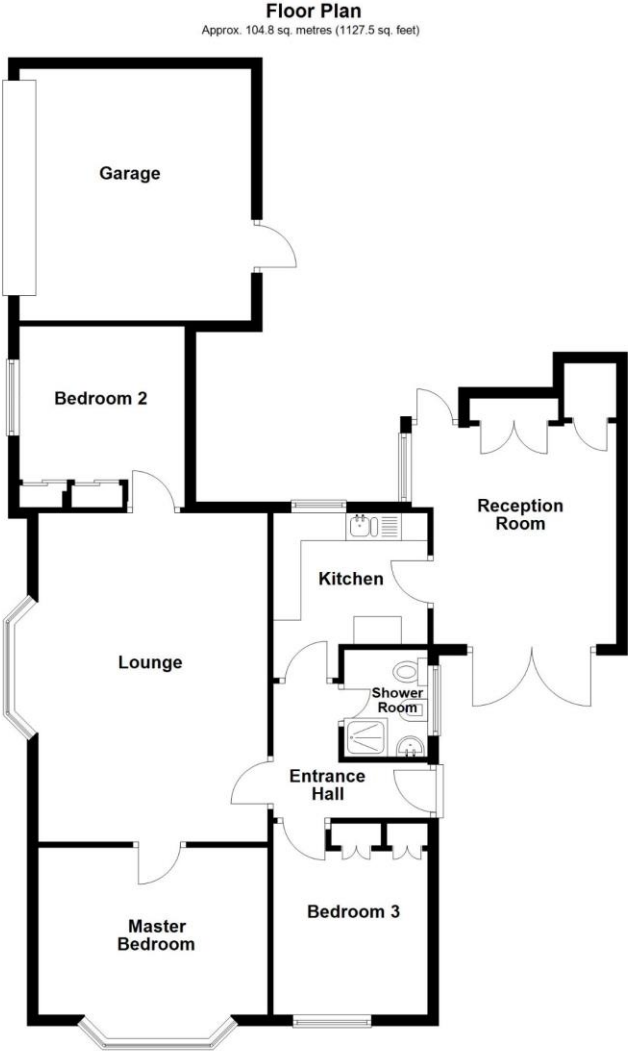


Floor Plan & EPC

Approximate Gross Internal Area

Total 104.8 sq. metres / 1127.5 sq. feet

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 104.8 sq. metres (1127.5 sq. feet)





Local Authority
Newcastle City Council

Council Tax
Band C

Tenure
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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