



**£235,000**

**Chapel House Road**

Newcastle Upon Tyne, NE5 5AJ

Fresh Property Centre welcome to the market this four bed home on Chapel House Road in Newcastle Upon Tyne. This beautifully presented semi-detached home offers a perfect blend of modern living and comfort. As you step through the entrance hall, you are welcomed into an inviting open-plan living area that seamlessly flows into a contemporary kitchen, making it an ideal space for both relaxation and entertaining.

The ground floor also features a convenient utility room and a well-appointed downstairs bedroom, providing flexibility for guests or family members. Ascending to the first floor, you will find three additional bedrooms, each offering ample space and natural light. The luxurious four-piece bathroom provides a tranquil retreat.

Outside, the property boasts low maintenance gardens to both the front and rear, perfect for enjoying the outdoors or hosting summer gatherings. A driveway adds to the convenience, ensuring off-street parking for your vehicles. With immediate vacant possession available, this home is ready for you to move in and make it your own.

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**LOCAL AUTHORITY**  
Newcastle upon Tyne

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

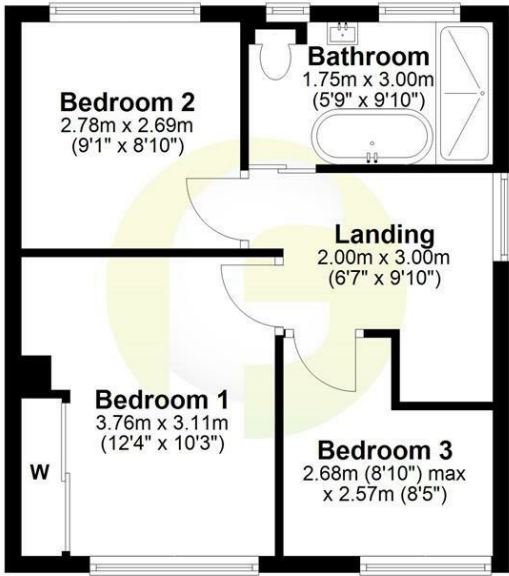
**Ground Floor**

Approx. 54.4 sq. metres (586.1 sq. feet)



**First Floor**

Approx. 38.1 sq. metres (410.6 sq. feet)



Total area: approx. 92.6 sq. metres (996.7 sq. feet)

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**  
63 Church Way  
North Shields  
Tyne & Wear  
NE29 0AE

**OFFICE DETAILS**  
0191 257 6823  
hello@fresh.property  
www.freshpropertycentre.co.uk