



**G**oodfellows  
estate agents.com

45  
Ingram Drive  
Newcastle upon  
Tyne  
NE5 1TG

45 Ingram Drive  
Chapel Park  
Newcastle upon Tyne  
NE5 1TG



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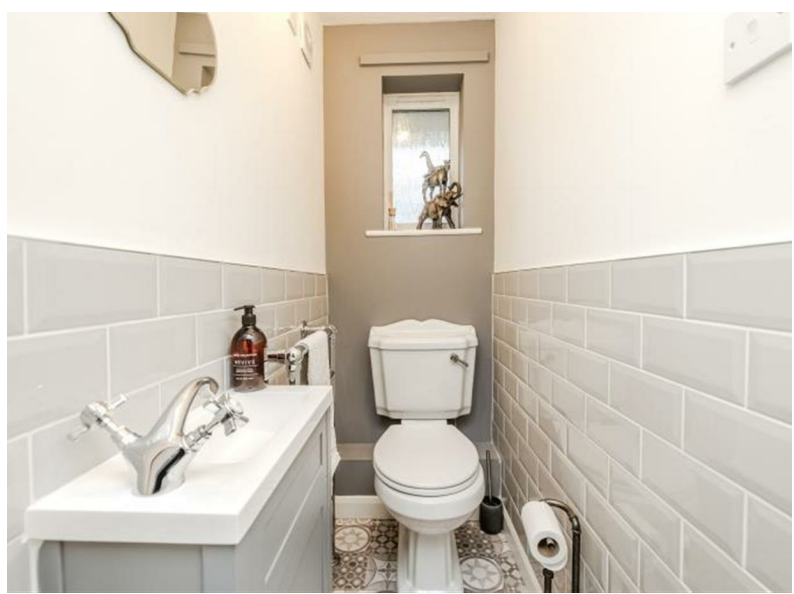


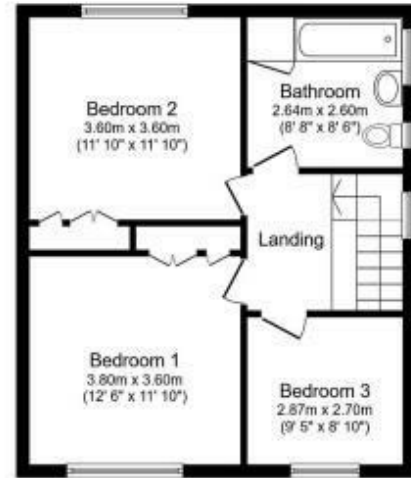
D



Offers Over  
£340,000

Extended 3 bedroom detached house situated with in a cul-de-sac within this popular residential location, great open plan Kitchen / sitting room with a vaulted ceiling, double width driveway and garage, enclosed rear garden, gas central heating and sealed unit double glazed windows.





**Total floor area: 153.6 sq.m. (1,654 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	72
(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	

**EPC Rating: D**  
**Council Tax Band: E**

DIRECTIONS

**CONTACT**

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