

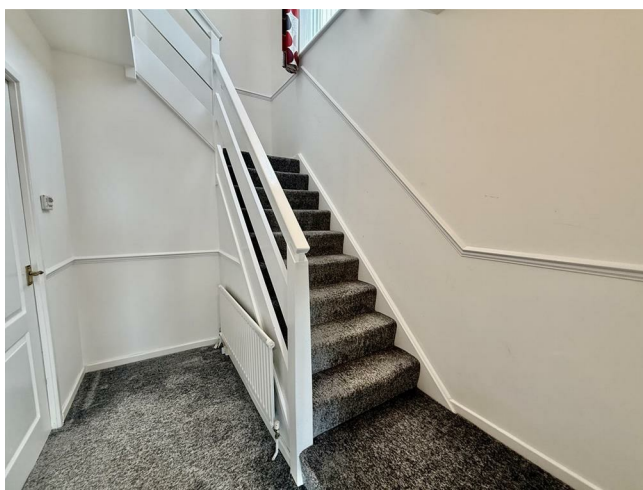


11 Dulverston Close, Chapel House, Newcastle Upon Tyne, NE5 1LD  
Offers In The Region Of £249,950



## Key features

- GREAT FAMILY ESTATE
- CLOSE TO SCHOOLS
- EXCELLANT TRANSPORT LINKS
- NO ONWARD CHAIN
- THREE BEDROOMS
- OPEN PLAN LOUNGE/DINING ROOM
- FITTED KITCHEN
- BATHROOM WITH SHOWER
- GARDENS FRONT AND REAR
- GARAGE



## Description

Located in Chapel House, Newcastle Upon Tyne, this delightful semi-detached house on Dulverston Close presents an excellent opportunity for families seeking a new home. With three well-proportioned bedrooms, this property offers ample space for both relaxation and family life.

The heart of the home is the inviting lounge/dining room, perfect for entertaining guests or enjoying cosy evenings with loved ones. The layout is designed to provide a warm and welcoming atmosphere, making it an ideal setting for family gatherings.

Outside, the property boasts a lovely front garden, enhancing its curb appeal and providing a pleasant outdoor space for children to play or for you to enjoy a morning coffee. Additionally, there is convenient parking available for two vehicles, ensuring that you and your guests can come and go with ease.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and straightforward purchasing process. This is particularly advantageous for those looking to move in quickly and start making memories in their new home.

In summary, this semi-detached house on Dulverston Close is a fantastic family home that combines comfort, convenience, and a lovely garden space. With its prime location and spacious living areas, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this wonderful property.



PORCH

6'8 x 5'8

EXTRANCE HALL

9'5 x 6'6

LOUNGE/DINING ROOM

28'5 x 13'2

KITCHEN

13'9 x 9'2

FIRST FLOOR

BEDROOM ONE

14'6 x 10'11

BEDROOM TWO

11'10 x 10'10

BEDROOM THREE

10'3 x 8'10

BATHROOM

8'6 x 8'1








GARAGE

EXTERNAL

DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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