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COTTER RIGGS PLACE, CHAPEL PARK, NE5

Offers Over £200,000

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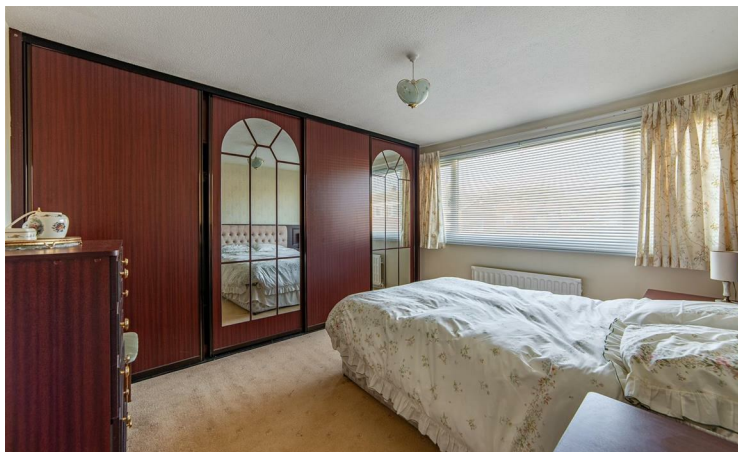


Three bedroom semi-detached house situated in Chapel Park. A fantastic opportunity to purchase this well proportioned three bedroom semi-detached home, ideally located in the ever popular Chapel Park area. The property offers spacious accommodation throughout and is set on a generous plot with gardens, driveway, and garage.

This property is ideally positioned close to local shops, amenities, and reputable schools. There are excellent transport links to Newcastle city centre, the A1, and surrounding areas, making it a convenient base for commuters and families alike.

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Upon entering, you are greeted by a welcoming entrance hallway leading to a bright and spacious open-plan lounge and dining area. The room is flooded with natural light from large front and rear windows, with sliding patio doors opening directly onto the rear garden. A feature stone fireplace forms the focal point of the living space, adding character and warmth. The kitchen is fitted with a range of base and wall units, offering ample storage and workspace. The kitchen also provides access to the utility area and side door, offering scope for reconfiguration or extension (subject to planning permission).

Upstairs, there are three well-sized bedrooms two comfortable doubles and a generous single all bright and airy with fitted wardrobes in the principal bedroom. The family bathroom is fitted with a walk-in shower, WC, and pedestal washbasin, and offers the opportunity for updating to suit modern tastes.

To the front, the property boasts a private driveway with off-street parking for multiple vehicles and a detached single garage. To the rear, a maintained and spacious lawned garden with mature shrubs and hedging provides excellent privacy perfect for families, children, and outdoor entertaining. There is also a garden shed offering useful storage.



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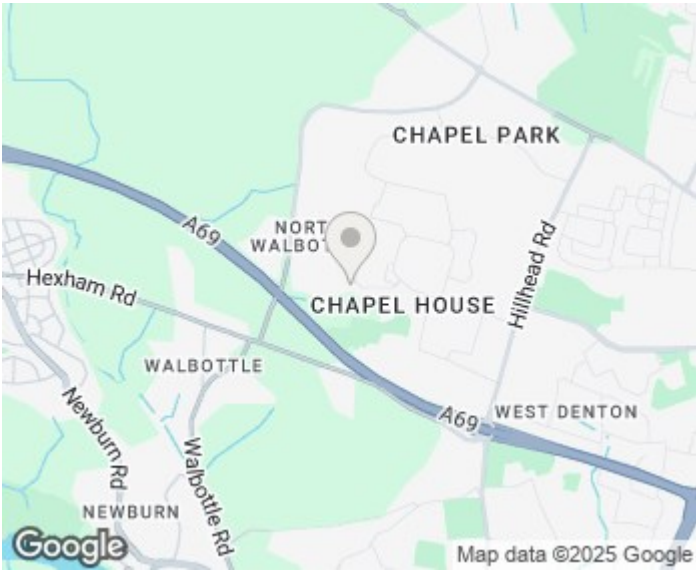
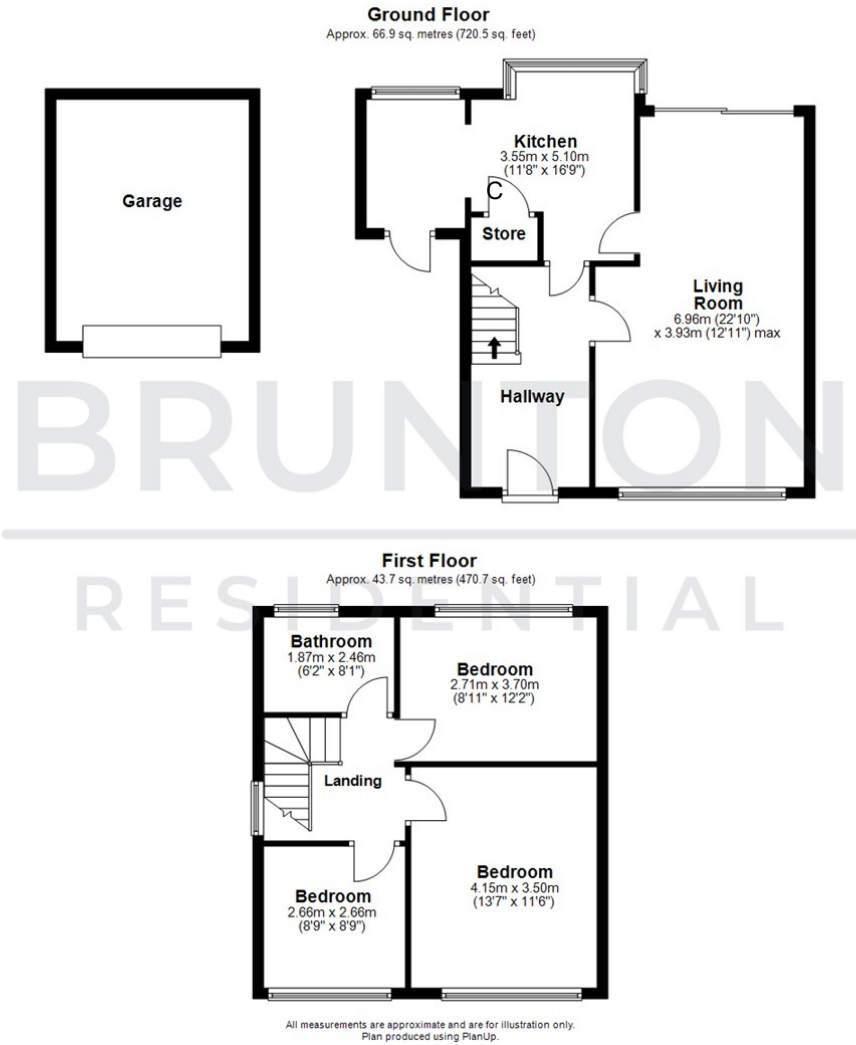
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : C

EPC RATING :



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			(1-20) G		
EU Directive 2002/91/EC			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			EU Directive 2002/91/EC		