



Ashdale Crescent | Chapel House | NE5 1AT

**£275,000**



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1

**Extended family home**

**Family Bathroom**

**Four Bedrooms**

**Stunning Conservatory**

**Spacious Lounge**

**Off- Street Parking**

**Modern Fitted Kitchen**

**Rear Garden**

**RMS** | Rook  
Matthews  
Sayer

Located on Ashdale Crescent in the popular Chapel House area, this extended semi-detached family home offers spacious and versatile accommodation throughout. The ground floor briefly comprises an entrance porch leading into a welcoming hallway, a bright and airy lounge/dining room, and a modern fitted kitchen/diner which flows seamlessly in an open-plan layout into the conservatory—creating an excellent space for both everyday living and entertaining.

To the first floor there are four well-proportioned bedrooms, three of which are generous doubles, along with a contemporary family bathroom/W.C.

Externally, the property benefits from gardens to both the front and rear. The front garden is laid to lawn with a block-paved driveway providing off-street parking and access to a single garage. The enclosed rear garden is mainly laid to lawn and features a paved seating area, ideal for outdoor dining and relaxation.

Entrance Porch

Entrance Hallway

Stairs to first floor and a storage cupboard.

Lounge 20' 9" Plus recess x 13' 1" Max (6.32m x 3.98m)

Double glazed window to the rear and a central heating radiator.

Kitchen 10' 5" Max x 9' 2" Max (3.17m x 2.79m)

Fitted with a range of wall and base units, electric oven and gas hob with extractor hood over, recess spotlighting, breakfast sink, and laminate flooring.

Conservatory 17' 7" Recess x 6' 5" Max (5.36m x 1.95m)

Laminate flooring, central heating radiator, recess spotlighting, access to garage and rear garden.

First Landing

Bedroom One 20' 3" Plus recess x 6' 6" Max (6.17m x 1.98m)

Double glazed window to the front and rear, and two central heating radiators.

Bathroom

Panel bath, shower cubicle, wash hand basin, low level W.C, double glazed window to the rear and a heated towel rail.

Bedroom Two 11' 2" Max x 8' 6" Plus recess (3.40m x 2.59m)

Double glazed window to the rear and a central heating radiator.

Bedroom Three 12' 6" Recess x 9' 9" Plus wardrobes (3.81m x 2.97m)

Fitted wardrobes, double glazed window to the front and a central heating radiator.

Bedroom Four 7' 9" x 7' 7" Plus recess (2.36m x 2.31m)

Central heating radiator and a double glazed window to the front.

Externally

Front Garden

Lawn Garden to the front with driveway leading to attached garage.

Rear Garden

Lawn garden to the rear with patio and black paving.

Garage 13' 6" x 7' 2" (4.11m x 2.18m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

Leasehold. It is understood that this property is leasehold.

Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

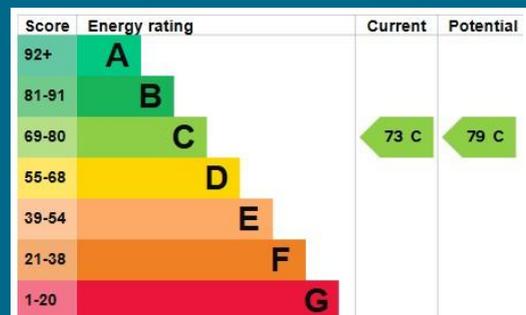
Length of Lease: 999 years from 1960

Service Charge: £6.30 6 monthly

COUNCIL TAX BAND: C

EPC RATING: C

WD8536.BW.AF.25/02/2026.V.1.



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