



- GRADE II LISTED APARTMENT
- LARGE PRIVATE COMMUNAL SOUTH FACING GARDENS
- GARAGE
- EXTENSIVE CELLARS
- UPVC FRAMED SEALED UNIT DOUBLE GLAZING
- WELL APPORTIONED ACCOMMODATION
- GAS COMBI CENTRAL HEATING & HOT WATER HEATING
- CHERRY FITTED KITCHEN WITH BUILT IN APPLIANCES
- WHITE COLOURED BATHROOM SUITE INC SHOWER OVER BATH
- REDUCED BY £10,000



Forming part of a Grade II listed manor House dating back to 1750 and extended in 1808 and again around 1875, this property is built on a site of the 8th century chapel of St Lawrence. The property was converted to create luxury apartments in 1972 with large private communal south facing gardens to the rear.

This property has extensive cellars to the lower ground floor which could be upgraded and converted to create additional living and bedroom accommodation if required.



Chapel House is located in the heart of Westoe Village which is close to the centre of South Shields and therefore readily accessible to all surrounding areas and enjoys good road communication, public transport and access to both the town centre and local schools. It also has the added benefit of being within a short walk of South Tyneside College. An internal inspection is well recommended in order to fully appreciate this properties size.

The property benefits from the following accommodation

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

19'5" x 5'4"

(5.918m x 1.626m)

Which has the original front door to the property, radiator and cover, corniced ceiling.

BEDROOM 1 (FRONT)

14'0" x 16'0"

(4.267m x 4.877m) plus bay window

With radiator, corniced ceiling, a range of fitted wardrobes, matching free standing drawers, (double bed to be included if required).

DINING ROOM/

BEDROOM 2 (FRONT)

15'0" x 14'0"

(4.572m x 4.267m)

With corniced ceiling, radiator, fireplace with marble insert and hearth.

REAR LIVING ROOM

12'8" x 16'0"

(3.861m x 4.877m) plus bay window

With radiator, white marble fireplace with marble insert and hearth incorporating an electric fire, t.v. aerial point, corniced ceiling with rose.

BATHROOM

8'7" x 5'7"

(2.616m x 1.702m)

With a white coloured suite with chrome fittings comprising panelled bath with glazed side splash panel and shower mixer, pedestal washbasin, low level w.c. ceramic tiled walls, vinyl panelled ceiling with ceiling spotlights, concealed floor hatch leading to the cellars/lower ground floor.

KITCHEN

8'8" x 12'1"

(2.642m x 3.683m) plus recess

With a range of cherry fronted fitted wall and floor units with laminated worktops, ceramic tiled surrounds, incorporating concealed under worktop lighting, an inset 1 ½ bowl stainless steel sink unit with mixer tap, an electric oven, ceramic hob with concealed extractor fan and light above, integrated dishwasher, fridge and freezer, integrated automatic washing machine, cupboard containing gas combination boiler for heating the domestic hot water and central heating systems, UPVC framed double glazed door leading to the rear garden.

CELLARS

To the lower ground floor there are extensive cellars which stretch to ¾ of the ground floor accommodation.

OUTSIDE

FRONT

There is an open plan forecourt.

REAR

There are large extensive walled south facing gardens which are set to mature well stocked flower and shrub beds, there are lawned areas.

SINGLE GARAGE

With a metal up and over door.

TENURE:

We are informed by the vendors that the property is Leasehold. Master Lease owned by the 5 residents of Chapel House. There is 125 year lease from 2008, with no ground rent payable. Service Charge for external maintenance etc approximately £20.00 per month (covers upkeep of gardens and window cleaning).

VIEWING:

Strictly by appointment via our South Shields office. Tel (0191) 4271414.

SERVICES:

Mains, gas, electricity, water, drainage, gas central heating, instant hot water heating (combination boiler), telephone point.

FIXTURES & FITTINGS

Included in the sale are fitted carpets and window blinds.

COUNCIL TAX BAND

South Tyneside Metropolitan Borough Council have verbally advised this property falls within band C, however this should be checked with them.

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Price: £220000

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