



## 2 Chapel Avenue, Newcastle Upon Tyne, NE16 6NW Offers in excess of £130,000

Good Move are delighted to present this two bedroom end terrace home to the market.

The ground floor features a large welcoming entrance space leading to the spacious living room providing an excellent area for relaxing and entertaining. To the rear, there is a fitted kitchen with ample worktop space leading through to a bright additional kitchen/utility space.

Upstairs, the property offers two bedrooms, including a generous principal bedroom and a second bedroom perfect for a child's room, guest accommodation, or home office. A well-appointed family bathroom completes the first floor.

Located in the semi-rural village of Burnopfield, approximately 10 miles from Newcastle upon Tyne and 15 miles from Durham, the area offers a blend of countryside surroundings and convenient local amenities. The village features shops, takeaways, salons, pubs, and everyday essentials, while nearby attractions include Gibside, Tanfield Railway and Beamish Museum. Excellent bus links provide easy access to Newcastle, Gateshead, Team Valley and the Metrocentre, with Burnopfield Cricket Club and Hobson Golf Club also close by.

The property has been attractively priced and we invite all buyers in a position to proceed to view.

Please call for more information.



**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

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>		
(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 CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
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