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Orangetip Gardens

Great Park, NE13 9EG

GREAT LOCATION - DOUBLE PARKING - PERFECT FIRST TIME BUY

Brunton Residential are delighted to offer for sale this three-bedroom townhouse located on Orangetip Gardens in Great Park. This home is in a fantastic condition throughout and would make a perfect home for first time buyers.

£195,000

46 Orangetip Gardens

Great Park, NE13 9EG



Accommodation briefly comprises of; entrance porch, lounge with window to front, breakfasting kitchen with French door access to rear gardens and an internal hallway with WC & staircase to first floor. The kitchen has a range of wall and floor units with coordinated work surfaces and some fitted appliances. The first floor consists of two bedrooms of equal size, both would fit a double bed with furniture while a family bathroom is in between. The top floor boasts a large master bedroom with ample storage. With this being an end of terrace, this home has a Dorma style window to the front, this allows more natural light and a better all round aesthetic to the top floor.

Externally, there is a small town garden to the front with pathway access to the property and designated parking space. The rear garden is laid to lawn with decked areas, there is a garden shed and fenced boundaries.

ON THE FIRST FLOOR

Porch

Lounge

15'3" x 12'0" (4.65m x 3.67m)

Kitchen

8'1" x 12'0" (2.47m x 3.67m)

Hallway

WC

ON THE SECOND FLOOR

Bedroom

6'7" x 12'0" (2.00m x 3.67m)

Bedroom

8'11" x 12'0" (2.72m x 3.67m)

Bathroom

ON THE THIRD FLOOR

Bedroom

22'6" x 12'7" (6.86m x 3.83m)

Disclaimer

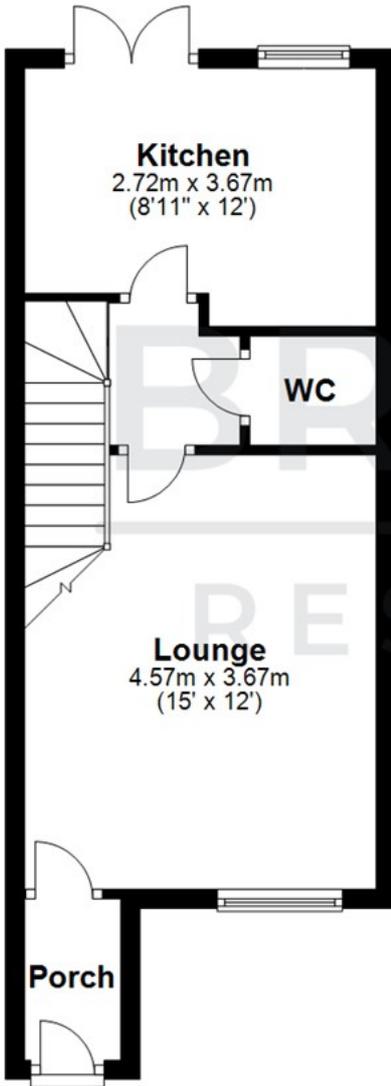


- PERFECT FIRST TIME BUY
- GREAT LOCATION
- END LINK WITH DORMA
- REAR GARDENS
- DOUBLE PARKING
- THREE BEDROOMS

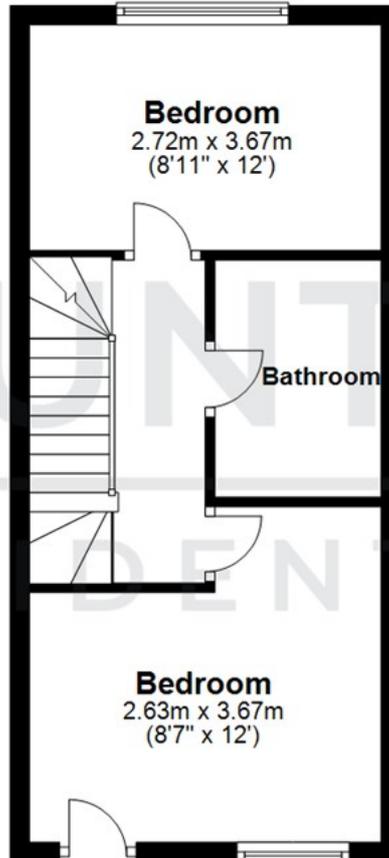


Floor Plan

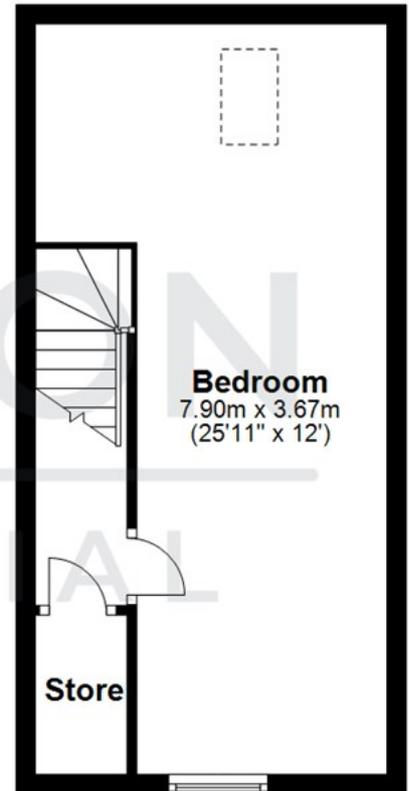
Ground Floor
Approx. 33.4 sq. metres (359.2 sq. feet)



First Floor
Approx. 31.8 sq. metres (341.9 sq. feet)



Second Floor
Approx. 29.0 sq. metres (312.0 sq. feet)



Total area: approx. 94.1 sq. metres (1013.1 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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