



- 3 Bed End Terraced House
- Conservatory
- West Facing Garden
- Council Tax Band: A EPC: D

- Cloakroom/WC
- Kitchen/Dining Room
- Block Paved Yard

- Lounge with Bow Window
- Bathroom/WC with Shower
- Great First Purchase/Investment

This 3 bedroomed end terraced house is set back from the road, facing a 'square' with open aspect to the rear. Well presented and maintained and with gas fired central heating and sealed unit double glazing, the Reception Hall leads to the Cloakroom/WC, with low level wc and wall mounted wash basin. The lounge has a storage cupboard and bow window to the rear, with French door to the Conservatory, overlooking and with door to the rear garden. The Kitchen/Dining Room is 'L' shaped with a range of wall and base units, sink unit, concealed extractor hood over the cooker area, integral fridge/freezer with matching doors, plumbing for a washer and bow window. Stairs lead from the hall to the First Floor Landing, with cupboard housing the hot water system and access to the loft. Bedroom 1 is to the front and has a built in wardrobe with storage cupboard over. Bedroom 2 is to the rear and has built in wardrobes with sliding doors. Bedroom 3 is to the rear. The Bathroom/WC is fitted with a low level wc, vanity unit with wash basin, panelled bath with electric shower over and fully tiled walls.

Externally, there is a block paved patio/yard to the front and West facing Rear Garden, also block paved and with a gate.

With an open aspect towards Newcastle Greyhound Stadium, Orpington Avenue is well placed for road and public transport links, into the city and other surrounding areas.

Reception Hall

Cloakroom/WC 5'10 x 2'10 (1.78m x 0.86m)

Lounge 15'1 x 11'10 (4.60m x 3.61m)

Conservatory 13'2 x 7'2 (4.01m x 2.18m)

Kitchen/Dining Room 18'1 x 11'9 (max) (5.51m x 3.58m (max))

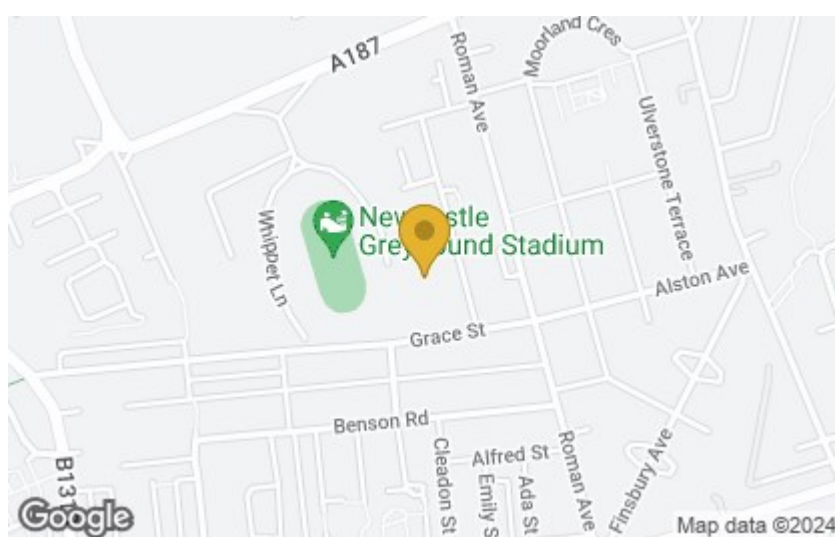
First Floor Landing

Bedroom 1 12'9 x 9'2 (3.89m x 2.79m)

Bedroom 2 13'8 x 8'0 (4.17m x 2.44m)

Bedroom 3 8'10 x 7'0 (2.69m x 2.13m)

Bathroom/WC 9'0 x 5'9 (2.74m x 1.75m)



Newcastle City Council 0191 2787878

Energy Performance: D
 Council Tax Band: A
 Distance from Welbeck Academy: 0.8 miles
 Distance from Byker Metro Station: 1 mile
 Distance from Village Centre:

All distances are approximate

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