



3 Bedroom Terraced

£210,000

Orangetip Gardens, Newcastle Great Park, Newcastle Upon Tyne



- 3 Bedroom mid-terrace house
- Popular house type for a range of buyers
- All double bedrooms
- Spacious lounge/diner
- Breakfasting kitchen
- Enclosed rear garden
- Main bedroom occupies entire top floor
- Build-in storage
- Allocated parking



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Upon Tyne, NE13 9EG

Small entrance porch leading to lounge and rear hallway leading to wc and kitchen. The first floor has two bedrooms and the bathroom and the second floor has the main bedroom. Fully upvc glazed throughout, heated by gas with light fittings and radiators in all room.

The rear garden has useful garden shed, patio and lawn. The front of the property has allocated parking and visitors parking nearby.

Location

Newcastle Great Park is a substantial urban development located to the north-west of Newcastle upon Tyne. This modern residential and commercial area, designed to accommodate over 4,500 homes, offers a blend of contemporary living with access to green spaces and local amenities. The development features schools, healthcare facilities, shops and recreational areas, making it a self-sustaining community. Strategically positioned near major transport links, Newcastle Great Park aims to provide a balanced lifestyle for its residents, combining the tranquility of suburban living with the conveniences of urban proximity. Newcastle Great Park boasts excellent amenities, including the Great Park Community Centre with a football pitch and the Havannah Three Hills nature reserve.

The developing Newcastle Great Park Town Centre already features several useful shops, such as Guinot Beauty Salon, One Stop, a pharmacy, and Morrison's supermarket.

Dining options include Kwai Feh, a Chinese sit-in and takeaway restaurant, and Plaza Bistro. Other services available are U-Salon, 66-Barbers, Vanilla & Dreams, and Great Park Dentistry. Lemon Tree Soft Play offers a perfect spot for parents to entertain their children.

Great Park Academy is under construction and set to open in 2025, while Havannah First School, located near the Sage roundabout, has recently opened. This excellent educational facility will cater to children aged 4-16, providing a significant asset to Newcastle Great Park.

Additionally, Brunton First School is another established and highly sought-after school in the area. Pre-school facilities include Plantpots Montessori Playgroup and a private nursery.

Property Description

Ground Floor

Entrance hallway -



Lounge/diner - 14' 9" x 11' 10" (4.5m x 3.61m)

Spacious bright lounge that is carpeted with television point.

WC - 2-Piece suite consisting of dual flush wc and pedestal basin with tap and tiled splashback. Hard flooring.

Breakfasting kitchen - 11' 10" x 8' 9" (3.61m x 2.69m)

Fitted cupboards, a range of wall, drawer and basin units with worktop and inset stainless steel 1.5 sink with mixer tap. Fitted appliances include electric oven and gas hob with extractor over. Tiled splashback. Space for freestanding fridge/freezer, dishwasher and washing machine. Hard flooring and spotlights. French doors lead out to rear garden.

First Floor

Bedroom two - 11' 10" x 10' 5" (3.61m x 3.2m)

Carpeted.

Bedroom three - 11' 10" x 8' 9" (3.61m x 2.69m)

Carpeted.

Bathroom - 3-Piece bathroom suite consisting of dual flush wc, pedestal basin with mixer tap, panelled bath with glass shower over. Partially tiled walls and hard flooring. Single light fitting and extractor fan.

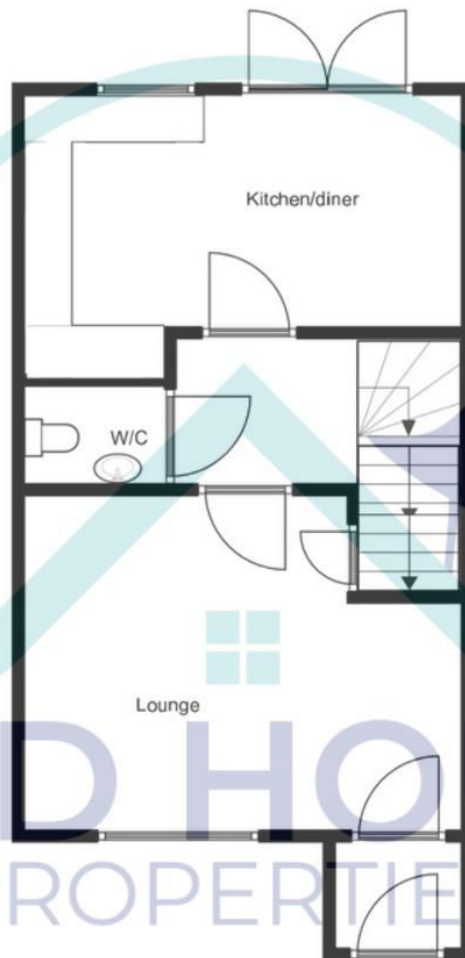
Second Floor

Main bedroom - 18' 4" x 8' 5" (5.61m x 2.59m)

Carpeted, built-in cupboard.



Orangetip Gardens



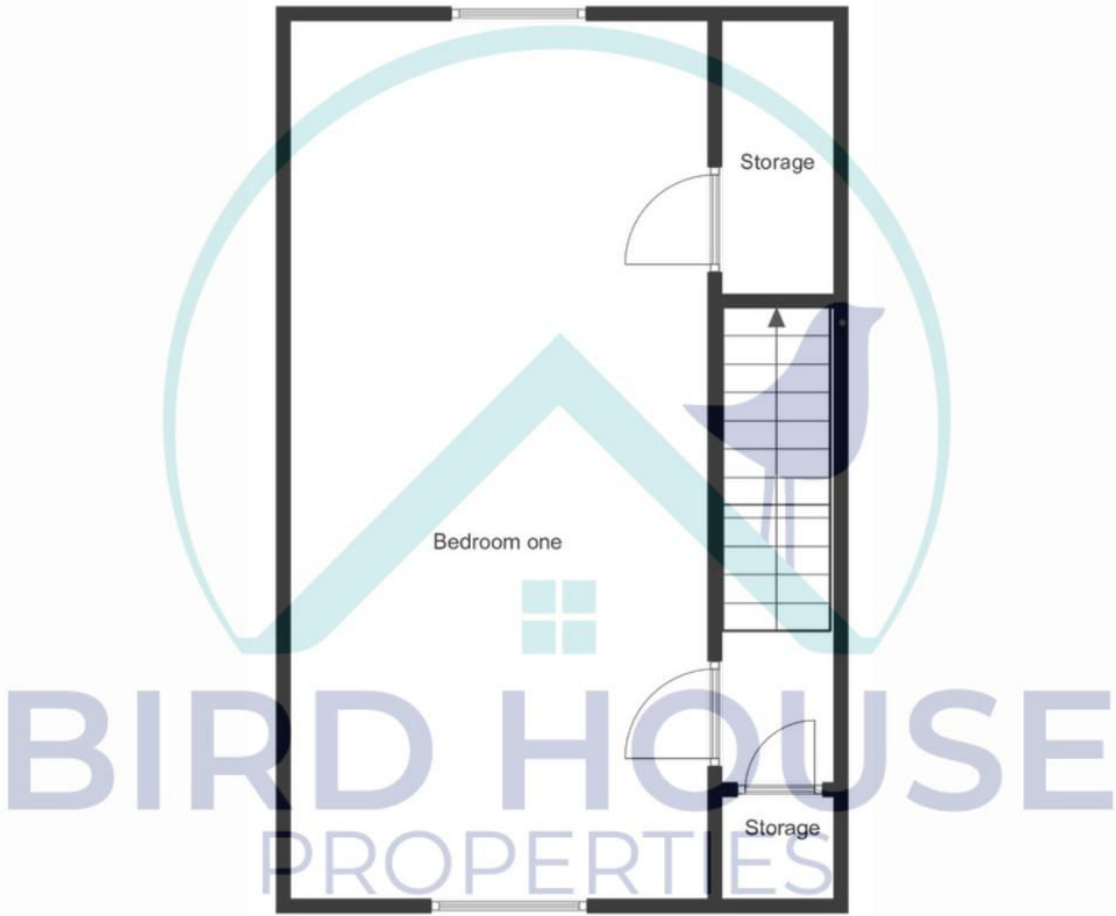
Ground Floor

Orangetip Gardens



First Floor

Orangetip Gardens



Second Floor

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.