



4



2



2

- 4 Bedroom Extended Semi Detached House
- Low Maintenance Rear Garden
- Driveway & Garage
- EPC D | Council Tax Band D

- Sought After Residential Location
- Extended Modern Kitchen
- Gas Central Heating

- Nearby Village Centre
- En-Suite to Bedroom 1
- Sealed Unit Double Glazed Windows

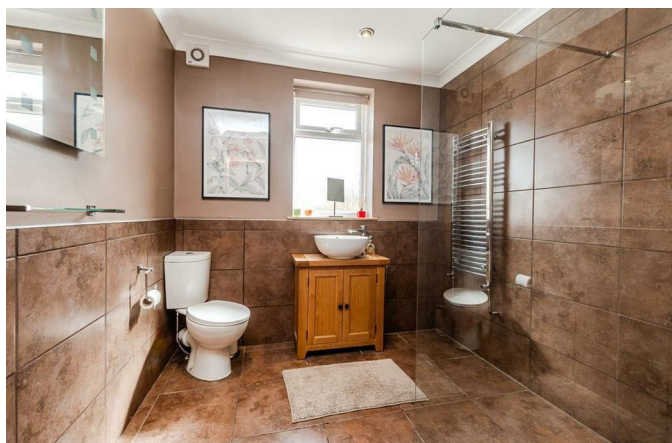
Spacious 4 bedroom extended Semi Detached House situated on the sought after location of Orange Grove in Whickham. Benefitting from gas central heating and sealed unit double glazed windows. The property briefly comprises of an Entrance Porch with tiled flooring, Internal Hallway with hardwood flooring and storage cupboard. Dining Room with hardwood flooring and double doors leading to the Conservatory which also has hardwood flooring and a door to the rear garden. Lounge with a Bay window to the front, feature fireplace and wall lights. Extended modern Kitchen with a good range of wall and base units, one and a half sink and drainer unit, integrated electric oven and hob with an extractor fan over, tiled splash back, tiled floor, plumbed for an automatic washing machine and a dishwasher, Combi boiler enclosed in the wall unit, door to the garage and door to the rear garden. First floor landing with a skylight and loft hatch. Bedroom 1 has an En-Suite Shower Room with a walk-in shower, low level w/c, vanity unit with a wash hand basin, heated towel rail, tiled walls and floor and spotlights to the ceiling. Bedroom 2 has a Bay window and part panelled walls. There are 2 further Bedroom and a Family Bathroom comprising of a freestanding rolltop bath, pedestal hand wash basin, low level w/c, tiled splash back, corner shower cubicle with a mains shower, tiled flooring and an extractor fan.

Externally to the front there is driveway parking leading to a garage via an electric roller door. To the rear there is a enclosed, low maintenance tiered garden with paved and Astroturf areas.

Orange Grove is pleasantly situated, with good access to Whickham's excellent amenities along with public transport and road links to the MetroCentre, Newcastle city centre, Gateshead and other surrounding towns and villages.

**Please see Floor Plan on Page 4 for room sizes.*



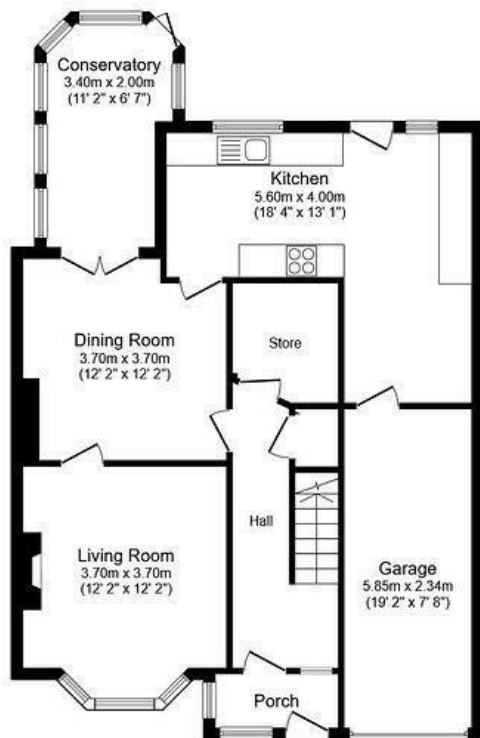


Energy Performance: Current D Potential C
Council Tax Band: D
Distance from Village Centre: 0.3 miles
Distance from Front Street Primary School: 0.6 miles
Distance from Metro Centre: 1 mile
Distance from Dunston Train Station: 1.5 miles

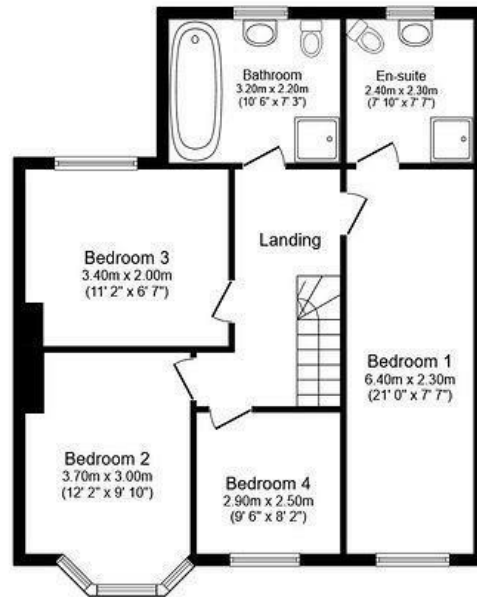
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Ground Floor
Floor area 87.6 sq.m. (943 sq.ft.)



First Floor
Floor area 74.4 sq.m. (801 sq.ft.)

Total floor area: 162.0 sq.m. (1,744 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.