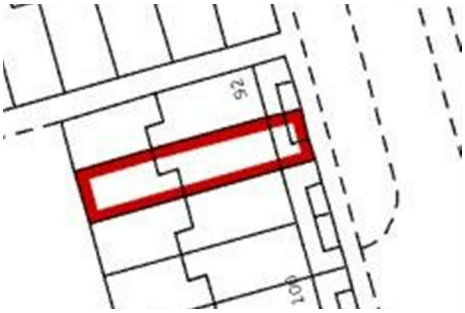
next2buy property retailers make the next step easy



94 Orpington Avenue

, Newcastle Upon Tyne, NE6 2RW

THREE BEDROOM MID TERRACED HOUSE • VERY WELL PRESENTED • FREEHOLD •

TO BE SOLD WITH VACANT POSSESSION • MODERN FITTED KITCHEN • DINING AREA

SPACIOUS LOUNGE WITH MEDIA WALL • LOW MAINTENANCE GARDEN •

IDEAL FIRST TIME BUY OR FAMILY HOME • CLOSE TO AMENITIES • COUNCIL TAX BAND A

EPC RATING C

Offers Over £125,000

3 1 2 C

- To Be Sold with Vacant Possession
- Modern Kitchen
- Freehold
- Three Bedroom Mid Terrace House
- Low Maintence Rear Garden
- Council Tax Band A
- Spacious Lounge
- Great Family Home or First Time Buy
- Energy Rating C

Entrance
Composite door into spacious hallway

Hallway
8'10" x 5'10" (2.70 x 1.80)
Access to dining room, wood affect flooring, radiator and stairs to first floor.

Dining Room
11'8" x 8'6" (3.56 x 2.60)
Wood affect flooring, radiator, access to kitchen and double doors into spacious lounge

Kitchen
8'10" x 8'9" (2.70 x 2.67)
fitted with modern range of wall and base units with complimentary work surfaces, integrated fridge freezer, induction hob with overhead extractor hood, built in oven, sink and plumbed for washing machine. Tiled floor and part tiled walls. Front Elevation.

Lounge
19'2" x 14'4" (5.86 x 4.39)
Spacious lounge with built in media wall, French door leading into rear garden, wood affect flooring, three radiators.

First Floor Landing
Storage cupboard, access to bedrooms and bathroom.

Bedroom 1
12'0" to robe x 9'0" (3.67 to robe x 2.76)
Front Elevation. Laminate flooring, double glazed window, radiator, sliding door wardrobes.

Bedroom 2
13'1",82'0" max x 9'1" max (4,25 max x 2.78 max)
Rear Elevation. Laminate flooring, double glazed window and radiator.

Bedroom 3
7'10" x 6'8" (2.40 x 2.05)
Rear Elevation. Double glazed window, sliding door wardrobes, laminate flooring and radiator.

Bathroom
8'8" x 5'8" (2.65 x 1.73)
Double glazed window, ladder style radiator, tiled floor and fully tiles walls. Comprising: bath with overhead shower, WC and wash hand basin.

External
Paved area to the front with storage and fenced enclosure. To the rear there is split level low maintenane garden with fenced perimiter

Para - Material Information
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit

https://checker.ofcom.org.uk

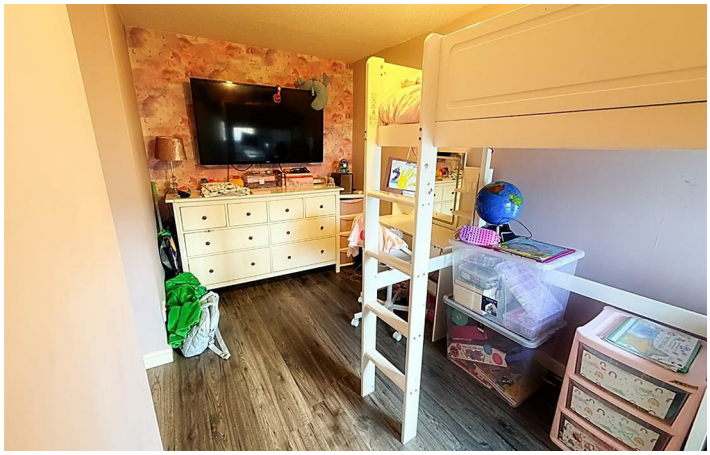
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you’re inside a building. This means there may be differences between the coverage prediction and your experience.

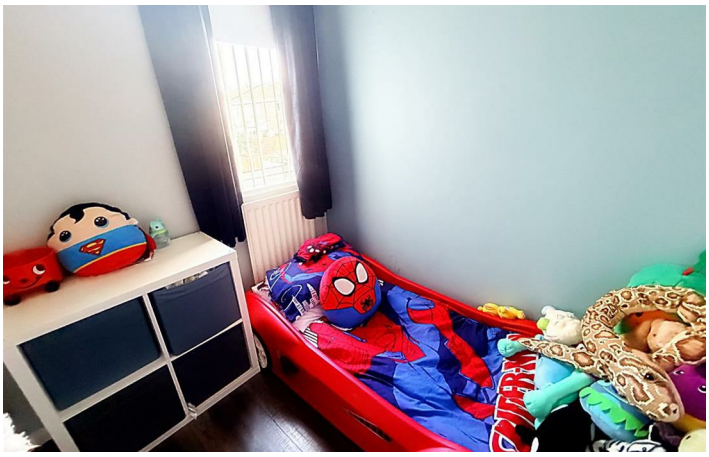
EE- Good outdoor
O2- Good outdoor
Three- Good outdoor, variable in-home
Vodafone - Good outdoor, variable in-home

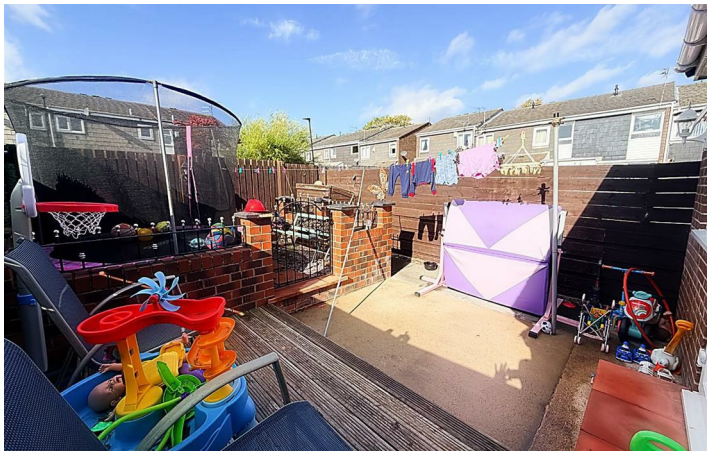
If you’re struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

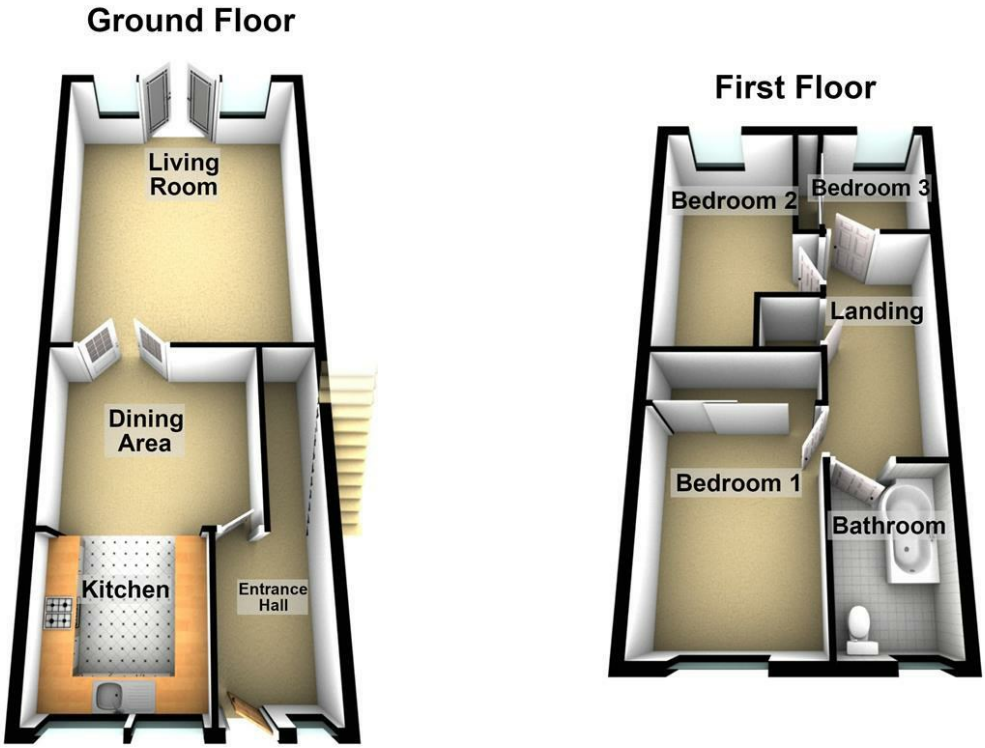
CONSTRUCTION:
Non Standard Construction- NEMA .
This information must be confirmed via your surveyor and legal representative.



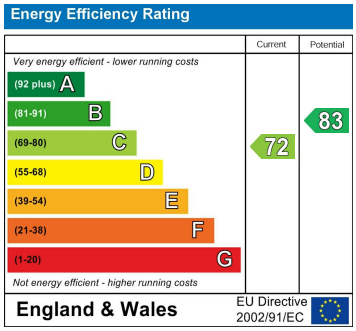




Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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