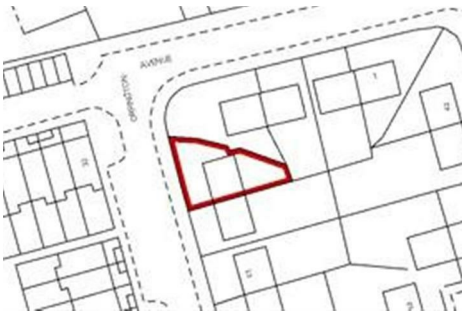
next2buy property retailers make the next step easy









9 Orpington Avenue

, Newcastle Upon Tyne, NE6 2RL

** THREE BEDROOM SEMI DETACHED HOUSE ** GENEROUS CORNER PLOT ** DOWNSTAIRS WC **

** UTILITY ROOM ** KITCHEN/ DINING ROOM ** GARDENS FRONT & REAR ** IDEAL FIRST BUY **

** BUS SERVICES TO NEWCASTLE CITY CENTRE & THE COAST ** METRO STATION 0.5 MILE AWAY **

** BYKER RETAIL PARK UNDER 1 MILE ** NEW BOILER FITTED MAY 2026 ** COUNCIL TAX BAND A **

** FREEHOLD ** EPC RATING C **

Offers Around £125,000

3 1 1 C

- Three Bedroom Semi Detached House
- Nearby Bus Services To Newcastle
- New Boiler May 2026
- Kitchen & Dining Area
- Gardens Front Rear & Side
- Freehold _-Council Tax Band A
- Utility & Downstairs WC
- Fantastic First Time Buy
- Energy Rating D

Hallway
Double glazed entrance door, stairs to the first floor landing with storage cupboard under, wood flooring, radiator.

Lounge
13'10" x 12'0" (4.23 x 3.68)
Double glazed window, fireplace with inset fire, wood flooring, radiator and double doors leading to the dining area.

Dining Area
10'5" x 8'7" (3.18 x 2.62)
Double glazed French doors leading out to the rear garden, wood flooring, radiator. Open to kitchen area.

Kitchen
10'4" x 8'6" (3.15 x 2.61)
Fitted with wall and base units with work surfaces over and 1.5 bowl sink unit, integrated oven and hob with extractor hood over, tiling to floor, double glazed window and radiator.

Utility
17'6" x 3'8" (5.35 x 1.12)
Plumbed for washing machine, tiling to floor, double glazed external door with window to the side.

WC
3'10" x 2'11" (1.17 x 0.90)
WC, wash hand basin, radiator and single glazed window.

Landing
Double glazed window, laminate flooring.

Bedroom 1
12'3" x 9'8" min (3.74 x 2.96 min)
Double glazed window, laminate flooring, radiator.

Bedroom 2
13'3" x 8'7" (4.06 x 2.62)
Double glazed window, built-in wardrobes, laminate flooring, radiator.

Bedroom 3
9'1" x 8'6" (2.78 x 2.60)
Double glazed window, laminate flooring, radiator.

Bathroom
7'0" x 5'6" (2.15 x 1.68)
Comprising; bath with shower over, WC and wash hand basin, double glazed window, tiling to walls and floor, ladder style radiator.

External
Externally there is a garden to the front which is laid to lawn and a good sized paved area to the side. There is a lovely garden to the rear which has lawn, decking and planted beds.

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

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.

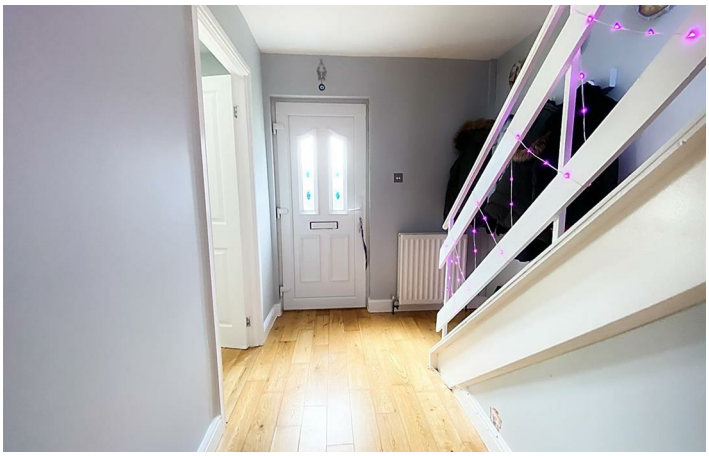
CONSTRUCTION:
Non standard











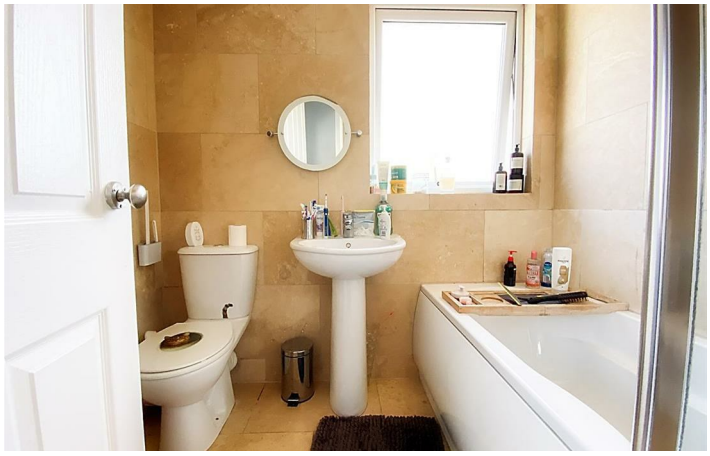







COLOR
LIGHT
DARK





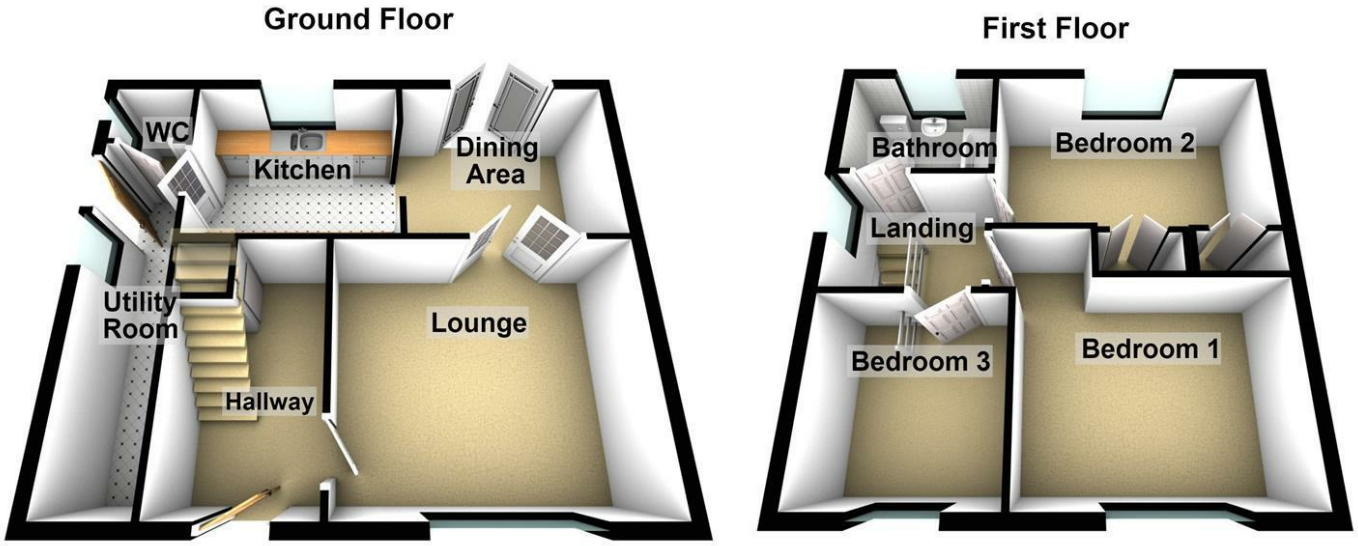




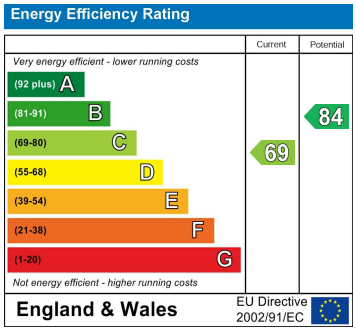




Floor Plan



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.



136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
Tel: 0191 295 3322 Email: info@next2buy.com https://www.next2buy.com