



### 3 bed end of terrace house to buy in NE6

Orpington Avenue, Walker, Newcastle  
upon Tyne, Tyne and Wear, NE6 2RN

**£125,000** Offers Over

🏠 x3 🪑 x2 🚗 x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Three Bedrooms
- ✓ End Of Terrace Property
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ Double glazed and Gas Central

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

To be sold with no upper chain is this well presented three bedroom end of terrace house located in Walker.

The accommodation briefly comprises; Entrance hall, good size lounge, 17ft Kitchen/diner with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, space for appliances, stainless steel sink with mixer tap, tiled splashback space for dining table, UPVC double glazed window and radiator. To the first floor there is three bedrooms and bathroom/WC.

Externally to the rear is a West facing private garden which is mainly laid to artificial lawn with paved patio area and fenced boundaries.

The property benefits from UPVC double glazed windows and gas central heating.

AGENTS NOTE: This property is classed as non standard construction being a NEEMA Rational Traditional build.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g2e090>

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £125,000

Property Type: End of terrace house

Parking: On Street

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External

To the front of the property is a private courtyard which is mainly paved with brick built shed and walled boundaries.



## Entrance Hall

With doors off to the kitchen/diner and stairs to the first floor.

## Lounge

4.57m x 4.45m (14'11" x 14'7")

UPVC double glazed French doors to the rear, understairs storage cupboard and radiator.



## Kitchen/Diner

5.39m x 3.60m (17'8" x 11'9")

17ft Kitchen/diner with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, space for appliances, stainless steel sink with mixer tap, tiled splashback space for dining table, UPVC double glazed window and radiator.



## First Floor Landing

With doors off to the bedrooms and bathroom/WC.

## Bedroom One

4.22m x 2.76m (13'10" x 9'0")

UPVC double glazed window to the front and radiator.



## Bedroom Two

4.28m x 2.11m (14'0" x 6'11")

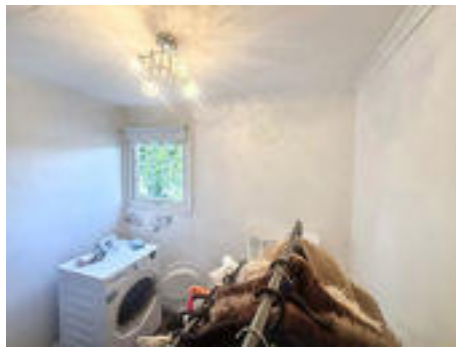
UPVC double glazed window to the rear and radiator.



## Bedroom Three

2.41m x 2.14m (7'10" x 7'0")

UPVC double glazed window to the rear and radiator.



## Bathroom/WC

2.70m x 1.76m (8'10" x 5'9")

White three piece bathroom suite comprising; bath with shower over, hand wash basin, low level WC, UPVC double glazed window and heated towel rail.

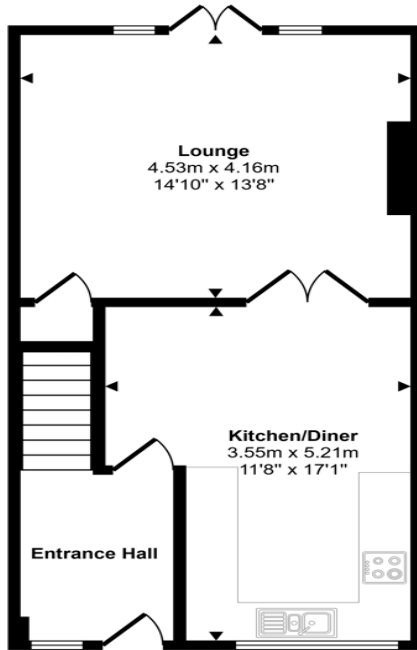


## Rear Garden

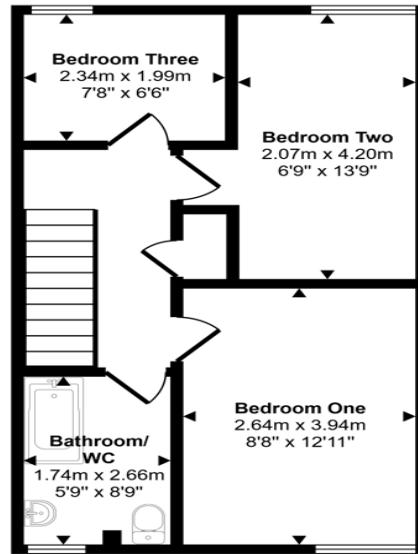
West facing rear garden mainly laid to artificial lawn with paved patio area and fenced boundaries.



Approx Gross Internal Area  
82 sq m / 879 sq ft



Ground Floor  
Approx 44 sq m / 470 sq ft



First Floor  
Approx 38 sq m / 408 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Orpington Avenue, Walker, Newcastle upon Tyne, Tyne and Wear, NE6 2RN

Contact your local branch today for more information on this property:

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