

T. 01912368347  
E. info@bruntonresidential.com  
A. Brunton Residential Middleton  
W. South, Wagonway Drive, NE13  
9RT



## Orangetip Gardens

### Great Park Newcastle Upon Tyne, NE13 9EG

GREAT LOCATION - DOUBLE PARKING - PERFECT FIRST TIME BUY

Brunton Residential are delighted to offer for sale this end terraced, three-bedroom townhouse located on Orangetip Gardens in Great Park. This home is in a fantastic condition throughout and would make a perfect home for first time buyers.

**£200,000**

# 1 Orangetip Gardens

Great Park Newcastle Upon Tyne, NE13 9EG



Accommodation briefly comprises of; entrance porch, lounge with window to front, breakfasting kitchen with French door access to rear gardens and an internal hallway with WC & staircase to first floor. The kitchen has a range of wall and floor units with coordinated work surfaces and some fitted appliances. The first floor consists of two bedrooms of equal size, both would fit a double bed with furniture while a family bathroom is in between. The top floor boasts a large master bedroom with ample storage. With this being an end of terrace, this home has a Dorma style window to the front, this allows more natural light and a better all round aesthetic to the top floor.

Externally, there is a small town garden to the front with pathway access to the property and designated parking space. The rear garden is laid to lawn with paved, there is a garden shed and fenced boundaries.

## ON THE GROUND FLOOR

Porch

Lounge

12'0" x 12'0" (3.65m x 3.67m)

Kitchen

10'1" x 12'0" (3.07m x 3.67m)

WC

## ON THE FIRST FLOOR

Bedroom

8'11" x 12'0" (2.72m x 3.67m)

Bedroom

8'8" x 12'0" (2.63m x 3.67m)

Bathroom

## ON THE SECOND FLOOR

Bedroom

25'11" x 12'0" (7.90m x 3.67m)

Store

Disclaimer



- THREE BEDROOM
- END TERRACED
- DOUBLE PARKING
- SWALE
- ORANGETIP GARDENS
- PERFECT FIRST TIME BUY
- 360 VIRTUAL TOUR

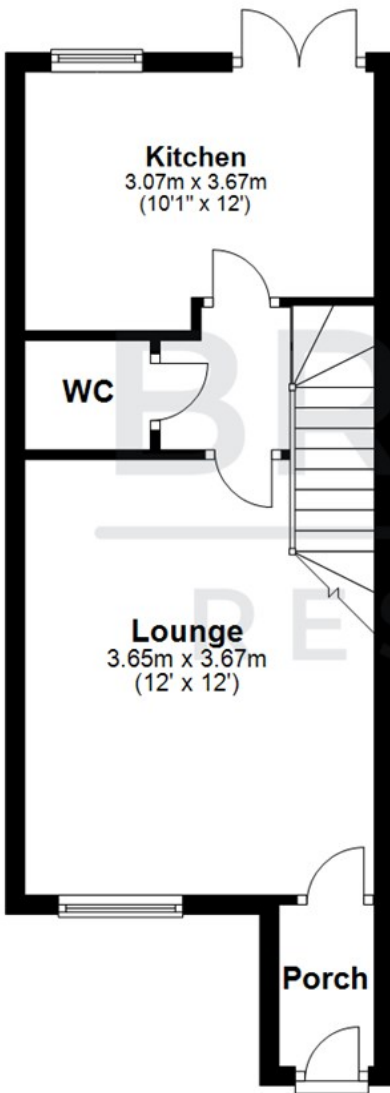




## Floor Plan

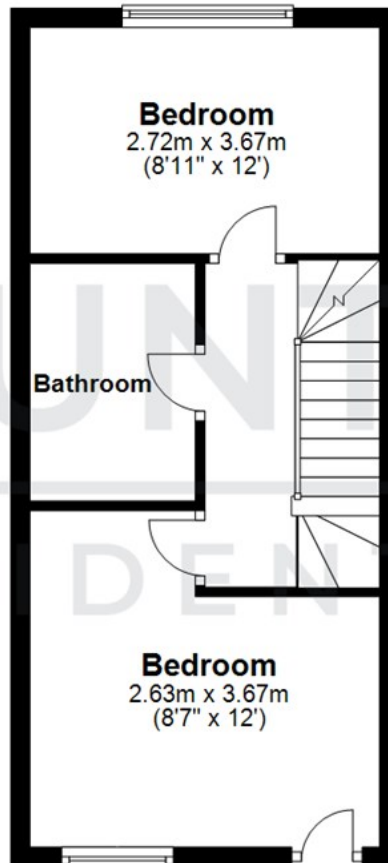
### Ground Floor

Approx. 33.7 sq. metres (362.8 sq. feet)



### First Floor

Approx. 31.8 sq. metres (341.9 sq. feet)



### Second Floor

Approx. 29.0 sq. metres (312.0 sq. feet)



Total area: approx. 94.5 sq. metres (1016.7 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	81	93	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC