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## 84 Orpington Avenue, Walker, Newcastle upon Tyne

**£ 89,950**

We are thrilled to bring to the market this 3 bedroom situated on Orpington Avenue.

Once arriving at the property you are met by an entrance hall which gives access to the dining room / kitchen, a downstairs WC. The separate WC is partially tiled with a low-level toilet and pedestal hand basin, perfect if you need to make a quick dash! The main room is a large open planned kitchen / dining room; there is a large window to the front allowing in natural light; the kitchen is partially tiled. Following from the dining room is a door leading to the living room; this room has a large window overlooking the rear garden, there is also a storage cupboard. There is entry to the rear garden via the back porch; this is perfect for storing shoes or coats. The rear garden is a private enclosed area with fence all around, there is a patio area in the centre; perfect place to catch the summer sunshine rays and relax.

On the first floor there is 3 good sized bedrooms as well as a bathroom. The master bedroom is to the rear of the property. The second bedroom is to the front of the property. The third bedroom is also to the rear of the property. The bathroom is to the front, it has partially tiled walls, a stand-alone shower as well as a toilet.

The property is fully double glazed and has duct air heating throughout, and hot water via an electric water tank.

Newcastle City Centre ... 3.0 Mile

Whitley Bay ... 8.7 Mile

Benfield School ... 1.0 Mile

Walkergate Community School... 0.5 Mile

RVI Hospital ... 3.7 Mile

Council Tax Band - A

EPC Rating - D - Full details upon request.

84 Orpington Avenue, Walker, Newcastle upon Tyne

### **ENTRANCE HALL**

The entrance hall gives access to the open planned dining room / kitchen, also a separate WC.



### **DINING ROOM**

The dining room is carpeted, it also contains the duct air heating system.



### **LIVING ROOM**

The living room is to the rear of the property. A large window allows in natural lighting; there is also a storage cupboard, tv and socket points. There is a rear porch which gives access to the rear garden.



### **KITCHEN**

The kitchen is to the front of the property, it is partially tiled with wall and base units, there is an inset sink with mixer taps. It has gas and electric points and is plumbed for an automatic washer.



## **REAR VIEW**

The rear garden is south facing so has the sun all day! There is a patio section in the middle which would be perfect for furniture to sit and sunbathe through the day.



## **FIRST FLOOR**

The first floor gives access to all 3 bedrooms and the bathroom. There is a storage cupboard which houses the electric water tank.



## **MASTER BEDROOM**

The master bedroom is to the rear, it has a good sized window which overlooks the rear garden.



## **BEDROOM 2**

Bedroom 2 is at the front of the property.





### **BEDROOM 3**

Bedroom 3 is also to the rear.



### **BATHROOM**

The bathroom is a wet room, there is a walk in shower, toilet and a hand basin.



### **W.C.**

The downstairs WC has a low-level toilet and a pedestal hand basin.



### **FLOORPLAN**

Floorplan



## EPC

EPC rating is D - Full details on request

84 Orpington Avenue NEWCASTLE UPON TYNE NE6 2RW		Energy rating <b>D</b>
Valid until <b>26 June 2033</b>	Certificate number <b>5005-4225-1822-8027-0673</b>	
<b>Property type</b>	Mid-terrace house	
<b>Total floor area</b>	83 square metres	

## Tenure

David Robson and Associates have been advised by the vendor that this property is leasehold, although we have not seen any legal written confirmation to be able to confirm this. Please contact the branch if you have any queries in relation to the tenure before proceeding to purchase the property.

## AGENTS COMMENTS

The above details are believed to be correct but no warranty or representation is given or made as to their accuracy and they shall not form any part of any contract. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. We recommend purchasers arrange for a qualified person to check all appliances/services/systems before legal commitment. All measurements have been taken as a guide to prospective buyers only, accuracy cannot be guaranteed. Prospective purchasers are advised to check their accuracy as no liability or responsibility can be accepted by either this company or any member of staff in providing this information.