



- 2 Bed Mid Terraced House
- Kitchen
- Rear Yard with Outhouses
- Great Opportunity

- In Need of Updating
- Bathroom/WC with Shower
- Gas CH & SUDG

- Lounge with Contemporary Fire
- Large Front Garden
- Popular Area

A traditional 2 bedroomed mid terraced house, in need of updating and therefore presenting an excellent opportunity to create a superb home to the purchasers' own taste and requirements. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the spacious Lounge, with wall mounted contemporary electric fire and picture rail. There is an Inner Hall, with the Kitchen fitted with a range of wall and base units, sink unit, split level oven with 4 ring gas hob with extractor over, combi boiler and door to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and panelled bath with mains shower over. Stairs lead from the hall to the First Floor Landing. Bedroom 1 is to the front and has wall to wall wardrobes. Bedroom 2 is also to the front, with fitted wardrobes.

Externally, there is a large Front Garden, lawned, with a patio area, trees and shrubs and a gate at the bottom. There is also a Rear Yard with 2 outhouses and gate to the rear lane.

Orchard Terrace is conveniently located within this popular 'village', well placed for amenities, as well as the A69 and excellent road and public transport links.

**Entrance Hall**

**Lounge 14'10 x 17'6 (max) (4.52m x 5.33m (max))**

**Kitchen 12'8 x 8'6 (3.86m x 2.59m)**

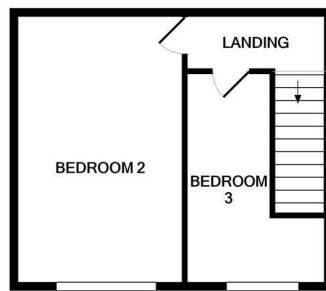
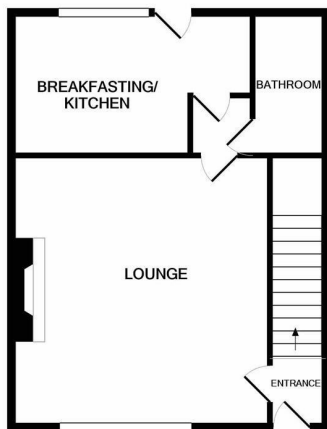
**Inner Hall**

**Bathroom/WC 8'3 x 4'2 (2.51m x 1.27m)**

**First Floor Landing**

**Bedroom 1 16'0 x 8'11 (max to back of 'robes) (4.88m x 2.72m (max to back of 'robes))**

**Bedroom 2 12'6 x 8'4 (max) (3.81m x 2.54m (max))**



GROUND FLOOR  
APPROX. FLOOR  
AREA 422 SQ.FT.  
(39.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 279 SQ.FT.  
(25.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

Energy Performance: Current D Potential C

Council Tax Band: A

Newcastle City Council: 0191 278 7878

Throckley Primary School: 0.3 Miles

Newcastle International Airport: 5.4 Miles

Newcastle Central Railway Station: 7.3 Miles

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.