

# BRUNTON

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## RESIDENTIAL



**ORANGETIP GARDENS, GREAT PARK, NE13**

**Offers Over £245,000**



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Semi-detached three-bedroom home in Orangetip Gardens offers well-planned accommodation across two floors. The ground floor includes a spacious front-aspect lounge, internal access to the single garage through the hallway with a WC, and a generous kitchen-diner with fitted units, integrated appliances, a rear-aspect window and French doors opening to the garden. Upstairs, the landing provides access to three bedrooms, including a principal bedroom with an en-suite shower room and balcony, as well as a family bathroom and storage cupboard.

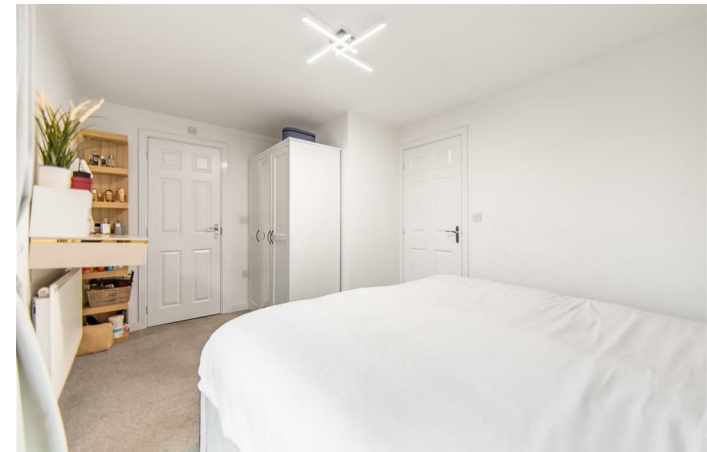
Externally, the property benefits from an enclosed rear garden laid mainly to lawn. Orangetip Gardens is well positioned for access to local schools, shops and green spaces, with convenient transport links to surrounding areas and Newcastle city centre.



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The internal accommodation comprises: a spacious lounge on the left, which enjoys a forward-facing window, bringing in plenty of natural light. A door leads from here into a hallway which provides stairs to the first floor, a convenient ground-floor WC under the stairs, garage access as well as opening onto the spacious kitchen-diner. From here, there are French doors leading out to the rear garden as well as a rear-aspect window, both allowing more natural light into the space. The kitchen boasts a range of fitted wall and base units and integrated appliances.

Stairs lead to the first-floor landing, which provides access to three bedrooms, a convenient storage cupboard and a family bathroom. The principal bedroom, to the front of the property, enjoys an en-suite shower room and French doors leading out to a balcony. The remaining two good-sized bedrooms are served by the family bathroom, which features a WC, a wash basin and a bath.

Externally, the property enjoys an enclosed rear garden, laid mainly to lawn and surrounded by timber fencing - an ideal space for entertainment and family life. To the front is a drive offering off street parking leading to the garage.





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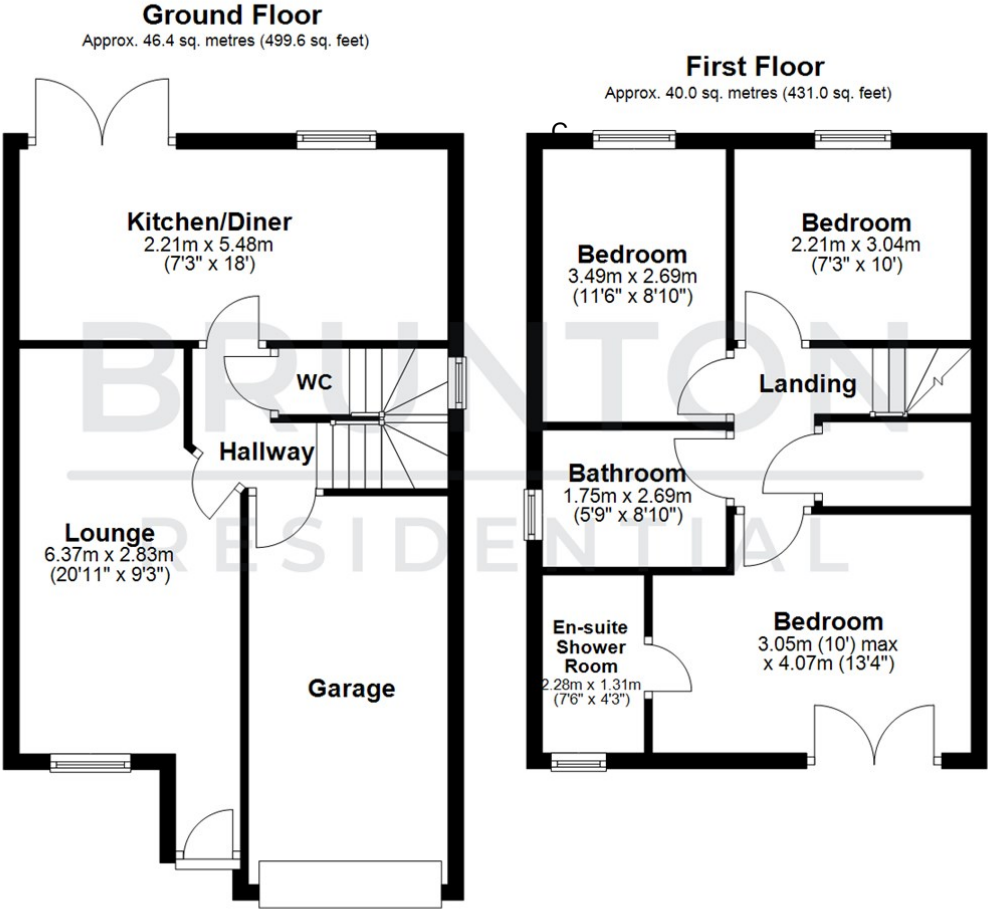
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TENURE : Freehold

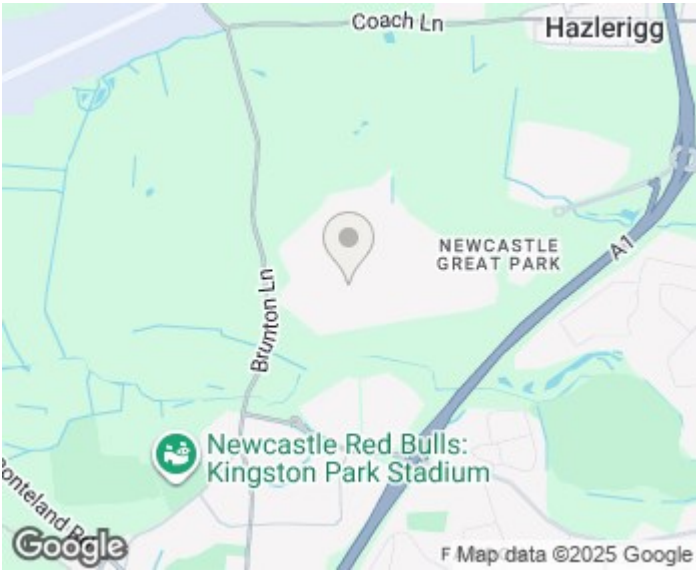
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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