



ORCHARD TERRACE, THROCKLEY, NEWCASTLE UPON TYNE NE15 9NR

£99,950

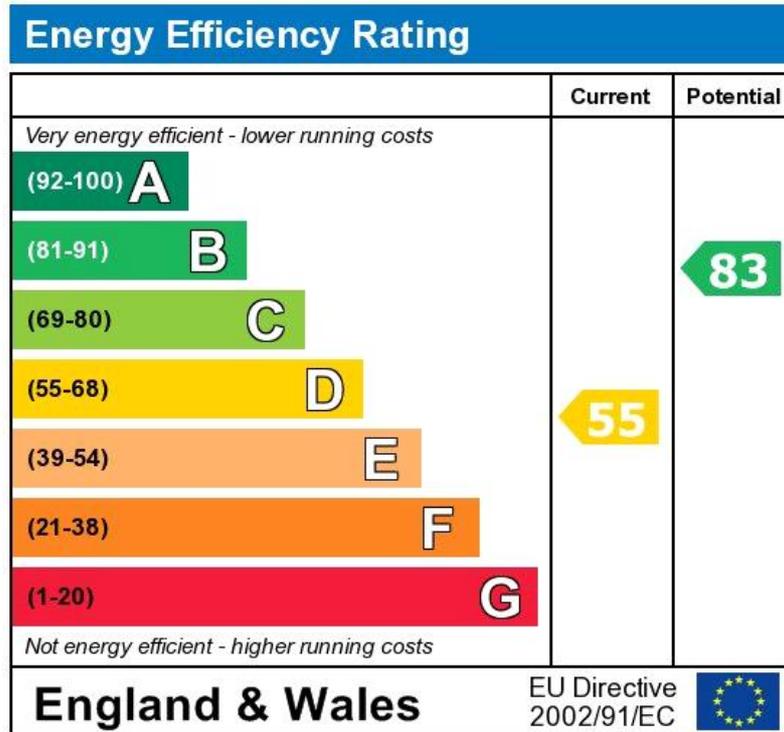


PROPERTY REFERENCE CODE: RS0086

ORCHARD TERRACE, THROCKLEY, NEWCASTLE UPON TYNE NE15

9NR

A recently refurbished spacious 2 bed terraced property in the heart of Throckley, Newcastle upon Tyne.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

Wilson Defraime are delighted to bring to the market this stunning, spacious and recently refurbished 2 bed terraced property in the heart of Throckley, Newcastle upon Tyne.

Set within a quiet lane this property boasts large rooms, a ground floor extension creates a large open plan living area with an additional shower room. Fully double glazed and warmed via gas central heated radiators throughout, this property also benefits from a large conservatory and garden with raised deck.

Wilson Defraime welcome to the market this stunning and impressively refurbished 2 bed mid terraced house located within a quiet street in the popular area of Throckley, Newcastle upon Tyne

Property benefits from a recent full re-wire, new modern fitted high gloss kitchen, refurbished bathroom and shower room, new decor and carpets throughout. This property must be seen to appreciate the standard and size of accommodation on offer.

Property consists:-

Property is accessed via UPVC double glazed door via rear yard leading to:
Kitchen/Diner/Lounge all open plan.

Room size (8.76m x 4.19m narrowing to 4.43m narrowing to 3.70m)

Newly fitted modern kitchen in high gloss grey with matching wall and base units, space for washing machine and upright fridge/freezer, new stainless steel electric oven and 4 ring ceramic hob with a new stainless steel extractor hood above, black subway style brick effect tiling to worktop areas, stainless steel single bowl sink with single drainer and brushed chrome mixer tap, large breakfast area, neutral décor to walls, recessed chrome spotlights to ceiling and large Velux to pitched roof, door leading to small lobby and ground floor shower room.

Ground Floor Shower Room (2.53m x 1.35m)

Fully tiled walls, single radiator, 3-piece suite with low level WC, sink with pedestal, shower cubicle with fixed

screen and thermostatic mixer shower in chrome with riser bar, chrome recessed spotlights to ceiling, mechanical ventilation and fully tiled floors.

Lounge/Diner 7.93m x 3.98m

Large open plan living space that flows to kitchen are with carpets to floors, large feature style fireplace with marble effect plastic panel and hearth, 3 x double radiators with thermostatic valves, neutral décor to walls, pendant light fitting to ceiling and double doors leading to conservatory. Dining Area with modern décor to walls, recessed chrome spotlights to ceiling with LED bulbs and double glazed window overlooking rear yard

Conservatory (3.39m x 2.43m)

Carpet to floors, double glazed panels with UPVC panels below to 3 sides, neutral décor to walls, double glazed French doors leading to raised deck area, PVC vaulted ceiling and top opening windows.

Small lobby to the front of the property with UPVC double glazed door with stained glass decorative panels, fan light above, large wall mounted inset mirror, carpet to floors and staircase leading to first floor accommodation.

Staircase leading to first floor, with neutral decor to walls, new carpets to floors, new style electric consumer unit and pendant light fitting.

First Floor Landing (1.87m x 1.16m)

Loft hatch to ceiling, pendant light fitting, neutral décor to walls and doors leading to all first-floor accommodation.

Bedroom One to the front of the property (4.13m x 3.81m)

New carpet to floors, neutral décor to walls, pendant light fitting to ceiling, large fire escape style UPVC double glazed window overlooking extensive front garden, radiator with thermostatic valve, walk in style wardrobe with hanging facilities and secondary storage with double doors.

Bedroom Two to rear of the property (3.68m x 2.91m)

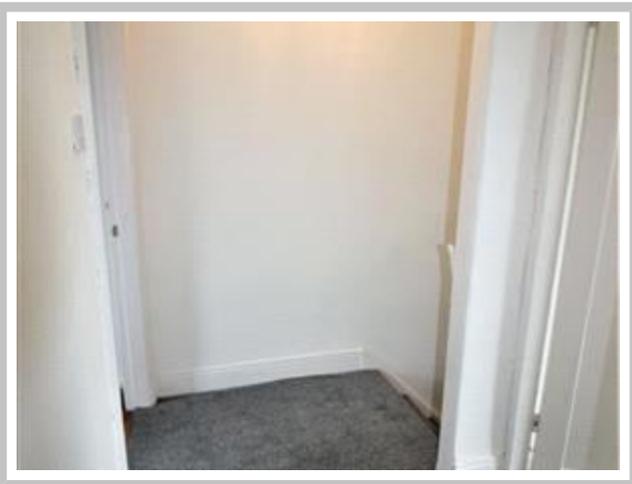
Large UPVC double glazed fire escape style window overlooking rear elevation and lane, neutral décor to walls, radiator with thermostatic valve, pendant light fitting to ceiling, 2 x wall storage cupboards.

Bathroom (2.17m x 2.05m)

Oak style bamboo wood flooring, 3-piece white suite with low level WC, sink with chrome pillar taps, bath with plastic cladding to side & fixed pivot chrome and glazed shower screen with pillar mixer taps and telephone style shower head, hygienic cladding to ceiling and 2 walls, remaining walls fully tiled, recessed chrome spotlights to ceiling, radiator and opaque double glazed window with large opener.

Externally the property benefits from large garden laid mainly to lawn with a decked area which is only accessible from the property. A small yard with access is also available with on street residents parking.







TENURE: We have been advised by the Vendors the property is Freehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.