



Ayton Court Bedlington

- Three bedroom detached family Home
- No onward chain
- Conservatory
- Driveway and Garage
- Council Tax Band: C/ EPC: C/ Freehold



Offers In Excess Of £215,000

01670 531114
82 Front Street, Bedlington NE22 5UA

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www.rookmatthewssayer.co.uk
bedlington@rmsestateagents.co.uk

Ayton Court

Bedlington

A truly lovely family home on the always sought after Hazelmere estate in Bedlington. Nicely tucked away on Ayton Court this three bedroom detached property would make a lovely starter home for a growing family. Well located for access to local schools and amenities the property is only a short distance from the main town centre with a good range of shops, supermarkets, bars and restaurants and for the keen golfers Belington has a fantastic golf course nearby. Comprising briefly; entrance porch, open plan lounge and dining room with sliding door access to the conservatory, a modern kitchen, stairs to the first floor landing, three good size bedrooms and a modern family bathroom. Externally there is an enclosed garden to the rear with lawn and patio area and an open aspect garden to the front with driveway leading to the single garage. Viewings are essential to appreciate the standard of accommodation on offer.

Entrance

UPVC Entrance door, porch, radiator.

Lounge/ Dining Room 11'11 + stair recess x 25'10 inc bay (3.33m x 7.87m)

Double glazed bay window to front, two radiators, fire surround, electric fire, television point, coving to ceiling, patio doors to conservatory.

Conservatory 8'03 x 7'07 (2.52m x 2.31m)

Double glazed windows, vinyl flooring.

Kitchen 12'02 x 10'10 max (3.71m x 3.30m)

Double glazed window to rear, radiator, range of wall, floor and drawer units with co-ordinating granite work surfaces, co-ordinating sink unit and drainer with mixer tap, splashbacks, built in double oven, induction electric hob with extractor fan above, integrated microwave, fridge/freezer and dishwasher, cupboard housing combi boiler, plumbed for washing machine, vinyl flooring, double glazed door to the rear.

First Floor landing

Built in storage cupboard.

Loft

Boarded with pull down ladders, lighting.

Bedroom One 9'03 x 11'02 (2.82m x 3.40m)

Double glazed window to the rear, feature radiator, fitted mirror wardrobes.

En-Suite 5'00 x 3'10 (1.52m x 0.91m)

Double glazed window to the rear, low level wc and wash hand basin both set in vanity unit, extractor fan, mains shower cubicle, heated towel rail, spotlights, vinyl flooring.

Bedroom Two 9'03 x 11'10 max (2.82m x 3.61m)

Double glazed window to the front, radiator, loft access.

Bedroom Three 8'05 x 9'11 (2.57m x 3.02m)

Double glazed window to the front, radiator.

Bathroom 7'04 max x 8'00 (2.24m x 2.44m)

Three-piece white suite comprising of; panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, spotlight's, double glazed window, heated towel rail, cladding to walls, vinyl floor.

External

Front Garden laid mainly to lawn, driveway leading to garage. Rear garden laid mainly to lawn, patio area, water tap.

Garage

Single attached garage with up and over door, power and lighting.

Tenure

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: C/ EPC Rating: C. BD006210/CM/SO/05/12/23/V.2

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of Rook Matthews Sayer.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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