

**11 SIMPSON COURT FAIRMEADOWS ASHINGTON NORTHUMBERLAND  
NE63 9SD**



- FOUR BEDROOM DETACHED FAMILY HOME
- FREEHOLD PROPERTY
- COUNCIL TAX BAND C
- 14 SOLAR PANELS TO THE ROOF

- POPULAR FAIRMEADOWS ESTATE
- EPC RATING TBC
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE
- WRAP AROUND GARDENS

**Price £295,000**

# 11 SIMPSON COURT FAIRMEADOWS ASHINGTON NORTHUMBERLAND NE63 9SD

Nestled in the sought-after area of Fairmeadows, this four-bedroom detached house presents an excellent opportunity for families seeking a new home. Built in 1980, the property boasts a timeless design and is situated within a popular residential estate.

The house features four spacious bedrooms, providing ample space for family living. With two well-appointed bathrooms. The property is offered with no onward chain, allowing for a smoother purchase process.

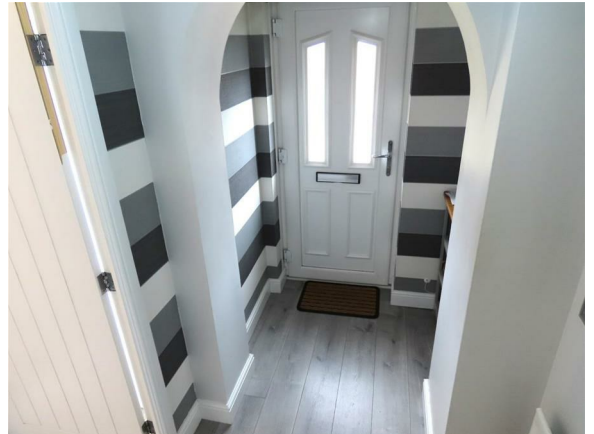
One of the standout features of this home is the wrap-around gardens, which offer an outdoor space for children to play, family gatherings, or simply enjoying the fresh air. The property has 14 solar panels to the roof with a 3 battery control panel in the garage (as advised they are owned by the current owner).

This excellent family home is not only well-located but also offers the potential for personalisation and enhancement, making it a wonderful opportunity for buyers looking to create lasting memories in a comfortable and inviting environment. Do not miss the chance to view this delightful property in Fairmeadows, where family living meets convenience and charm.

## GROUND FLOOR

### ENTRANCE HALL

Entered via a double glazed door, radiator, laminate flooring.



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## LOUNGE

13'9" x 12'7" (4.19 x 3.84)

Double glazed bow window, radiator, laminate flooring.



## DINING KITCHEN

17'1" x 10'8" (5.21 x 3.25)





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## DINING AREA

Double glazed French doors to the rear garden, radiator, laminate flooring.



## KITCHEN AREA

Excellent range of wall, floor and drawer units with complimenting work tops, under plinth concealed lights, sink with drainer and mixer tap, hob with glass splashback and extractor hood above, oven, storage cupboard, tiled floor, double glazed window.



## INNER LOBBY

Tiled floor.

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## CLOAKS/W.C.

WC cistern and wash hand basin built in to a vanity unit, contemporary heated towel rail, tiled floor, upvc cladding to the ceiling with downlights.



## UTILITY ROOM

7'9" x 6'5" (2.36 x 1.96)

Double glazed window, radiator, base unit with work top, plumbed for a washing machine under, combi boiler, tiled floor, upvc cladding to the ceiling with downlights..



## FIRST FLOOR

### LANDING

Access to partial boarded loft, storage cupboard.

### MASTER BEDROOM

10'2" x 11'8" (3.10 x 3.56)

Double glazed window, radiator, fitted wardrobes, dressing table area with drawers.



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## EN-SUITE SHOWER ROOM

Double glazed window, radiator, shower cubicle, wash hand basin, low level wc, radiator, tiled splash back, tiled floor.



## BEDROOM TWO

11'0" max x 9'3" (3.35 max x 2.82)

Double glazed window, radiator, fitted wardrobes.



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## BEDROOM THREE

12'7" +robe x 7'11" max (3.84 +robe x 2.41 max)

Double glazed window, radiator, fitted wardrobes.



## BEDROOM FOUR

6'11" x 8'9" (2.11 x 2.67)

Double glazed window, radiator, fitted wardrobes.



## BATHROOM/W.C.

8'5" x 6'4" (2.57 x 1.93)

Bath with a shower tap, low level wc, wash hand basin, tiled splash back and floor, heated towel rail, downlights to the ceiling, double glazed window.





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## REAR GARDEN

Enclosed garden to the rear which is gravelled, paved patio area, shrubs and trees, gated access to the front.



## FRONT/SIDE GARDEN

Lawned to the front and side.



## SINGLE CAR GARAGE/DRIVE

Single paved drive to the front leading to the garage with up and over door, power and lighting, 3 batteries control system for the 14 solar panels to the roof.



## TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.



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## MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

### PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

## STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

## MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker July 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 11 Simpson Court

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6676A

PLEASE NOTE:  
**Your home may be repossessed if you do not keep up repayments on your mortgage.**

# Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 74      | 75        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |

