



7 Aintree Close | Ashington | NE63 8NB

**Asking price of £189,950**

Aintree Close is a lovely three-bedroom property on the popular residential area of Orchid Meadows in Ashington. Within good access to local shops, bars, restaurants and transport links. Presented to a high standard this property is ready to move into and would make an excellent home for many buyers. Offered with gas central heating and double glazing. Briefly comprising of: Entrance into a hallway, to the left there is a light and bright airy lounge with a feature fireplace with electric fire, patio doors take you onto a lawned garden to enjoy on those summer days, to the right of the hallway is a downstairs w/c and a spacious modern kitchen with a walk in storage cupboard plus laminate flooring.

To the first floor there are three good size bedrooms with a modern bathroom with shower over. Externally to the front the garden is lawned with a driveway for two cars. The rear garden has screen fencing for privacy, a patio and lawn area - a perfect place to relax in.

Available with no upper chain.

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**Three Bedroom Property on the Popular Residential area of Orchid Meadows in Ashington**

**South Facing Garden**

**Modern Bathroom with Shower over**

**Gas Central Heating**

**Light and Bright Airy Lounge**

**Double glazed**

**No Upper chain**

**Freehold**

**For any more information regarding the property please contact us today**

#### PROPERTY DESCRIPTION:

##### ENTRANCE HALLWAY

DOWNSTAIRS CLOAKS/W.C.: 2'10 (2.83) X 5'7 (1.70)  
Hand washbasin, low level w.c., radiator.

LOUNGE: Double glazed window and patio doors, double radiator, television point, coving to ceiling, laminate flooring.

KITCHEN: 9'7 (2.92) X 12'11 (3.94) fitted kitchen, incorporating a range of base, wall and drawer units, worktops, integrated electric oven, gas hob, sink unit with hot and cold mixer taps, tiled splash backs, plumbed for washing machine, space for fridge/freezer, walk in cupboard, modern flooring, double glazed window.

##### FIRST FLOOR LANDING AREA

FAMILY BATHROOM: 6'7 (2.00) X 6'8 (2.03)  
3-piece white suite comprising:  
Panelled bath, electric shower over, pedestal wash hand basin, low level wc, heated towel rail, part tiling to walls, vinyl flooring, double glazed window.

BEDROOM ONE: 9'4 (2.84) X 11'4 (3.45)  
Double glazed window, single radiator, built in cupboard.

BEDROOM TWO: 10'5 (3.18) X 9'8 (2.95)  
Double glazed window, single radiator, built in cupboards, loft access.

BEDROOM THREE: 8'3 (2.52) x 6'7 (2.00)  
Double glazed window, single radiator.

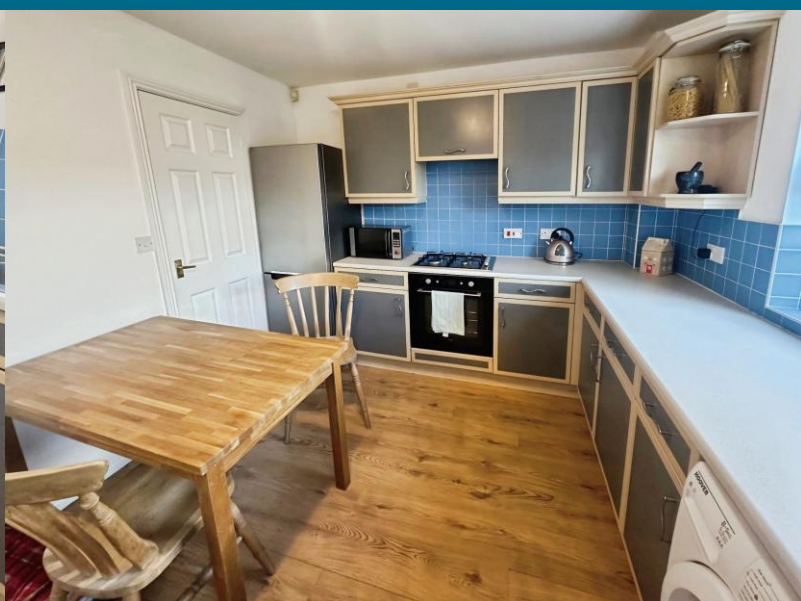
EXTERNALLY: Front garden laid mainly to lawn, driveway.  
Rear garden laid mainly to lawn with bushes and shrubs, patio area.

**T: 01670 850 850**

**Ashington@rmsestateagents.co.uk**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Other

Mobile Signal Coverage Blackspot: No

Parking: Driveway

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

### 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: B

### EPC RATING: D

AS00010304 GD/FG VERSION TWO



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 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.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

