



## 2 bed end of terrace house to buy in NE63

Aintree Close, Orchid Meadows,  
Ashington, Northumberland, NE63 8NB

**£160,000** Offers Over

 x 2
  x 2
  x 2

Tenure

**Freehold**

## Property features

- ✓ Modern End Terrace House
- ✓ Extended To Rear
- ✓ Two Bedrooms
- ✓ Two Receptions
- ✓ EPC Rating C

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

\*\*\*MODERN END TERRACED HOUSE - SOUGHT AFTER LOCATION - TWO BEDROOMS - EXTENDED TO REAR - GROUND FLOOR CLOAKS - VERY WELL PRESENTED - GARDEN TO REAR - FOUR CAR DRIVEWAY - MUST BE VIEWED\*\*\*

Pattinson Estate Agents welcome to the sales market this modern two bedroom end terraced house situated on Aintree Close in Orchid Meadows, Ashington. A highly desirable location which is close to local primary and secondary schools and with local shops and amenities close by. Ashington town centre is within easy reach and offers a range of supermarkets, leisure facilities and travel links including the new train station linking directly into Newcastle city centre.

The property has been extended to the rear to create a sun room overlooking the rear garden. Warmed via gas central heating (combi boiler), Upvc double glazed throughout and very well presented.

Briefly comprising; entrance hallway, kitchen, lounge and sun room. The first floor has two bedrooms and bathroom. Externally to the front an open plan lawned garden with long driveway allowing off street parking for up to four cars. To the rear a pleasant lawned garden with planted borders, paved patio, shed and side gate for access.

As we anticipate a high level of interest, early viewings are essential to avoid disappointment. Please contact our Ashington Team to book your appointment.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £160,000

Property Type: End of terrace house

USPs: Garden

Parking: Driveway

Heating: Gas

## Entrance Hallway

Via main access to front, stairs to first floor, understair storage cupboard, fitted shoe rack, radiator.



## Entrance Hallway Additional



## Cloakroom

Frosted window to front, W.C, floating wash hand basin with tile splashback, radiator.



## Kitchen

3.48m x 2.24m (11'5" x 7'4")

Window to front. A fitted kitchen with a range of wall, floor and drawer units with roll edge worktops and tiled splashbacks, one and a half sink and drainer with tap, integrated gas hob and electric oven with extractor above, wall mounted Ideal gas combi boiler, plumbing for washing machine, space for fridge/freezer, tiled flooring, radiator.



## Kitchen Additional



## Lounge

4.22m x 3.05m (13'10" x 10'0")

Window and open archway into the sun room, feature fireplace and hearth with flame effect electric fire, radiator.



## Lounge Additional



## Sun Room

3.64m x 2.59m (11'11" x 8'5")

French doors opening into the rear garden, three windows to rear with fitted roller blinds, spotlights to ceiling, radiator.



## Sun Room Additional



## First Floor Landing

Window to side, loft access hatch to ceiling.



## Bedroom One

4.19m x 3.21m (13'8" x 10'6")

Two windows to front, large storage cupboard, built in wardrobe, radiator.



## Bedroom One Additional



## Bedroom Two

2.24m x 2.77m (7'4" x 9'1")

Window to rear, radiator.



## Bedroom Two Additional



## Bathroom

1.92m x 1.58m (6'3" x 5'2")

Frosted window to rear. Fitted with a three piece white suite which includes a panelled bath with electric shower over, pedestal wash hand basin, w.c, partially tiled walls, vinyl flooring, radiator.



## Bathroom Additional



## Rear Garden



## Rear Garden Additional



## Rear Elevation



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## Front Elevation

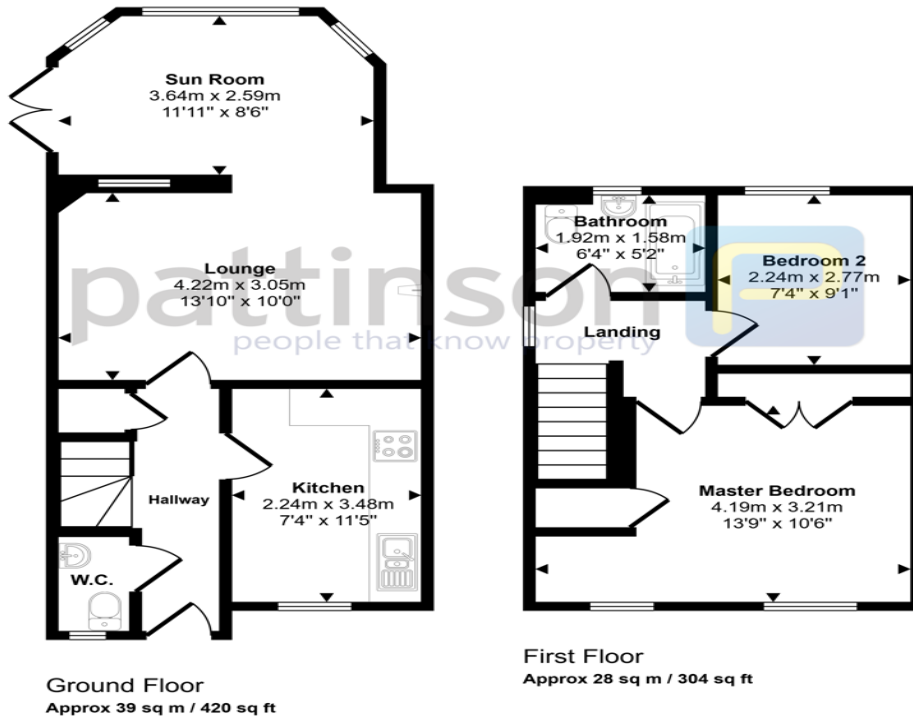


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## Driveway/Parking



Approx Gross Internal Area  
67 sq m / 724 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Aintree Close, Orchid Meadows, Ashington, Northumberland, NE63 8NB

Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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