



3 Bedrooms

Jill Moore Sales & Lettings are delighted to welcome this three bedroom link-detached family home found within the very popular location of Ayton, Washington and with modern furnishings throughout, to the sales market. Benefitting from amenities on the doorstep, a large private rear garden and private driveway with garage, this property combines spacious family living with a great location.

**12 Fieldfare Close, Ayton,
Washington, Tyne and Wear, NE38
0DQ**

Offers Over:

£199,950

EPC Rating: D



Jill Moore Sales & Lettings are delighted to welcome this three bedroom link-detached family home found within the very popular location of Ayton, Washington and with modern furnishings throughout, to the sales market. Benefitting from amenities on the doorstep, a large private rear garden and private driveway with garage, this property combines spacious family living with a great location.

To the front, a modern double-width block-paved driveway provides ample off-road parking. The internal accommodation briefly comprises: entrance porch, a bright front-facing lounge featuring attractive flooring and stairs rising to the first floor, and a spacious dining kitchen to the rear. The kitchen is fitted with a modern range of stylish base and wall units with contrasting work surfaces.

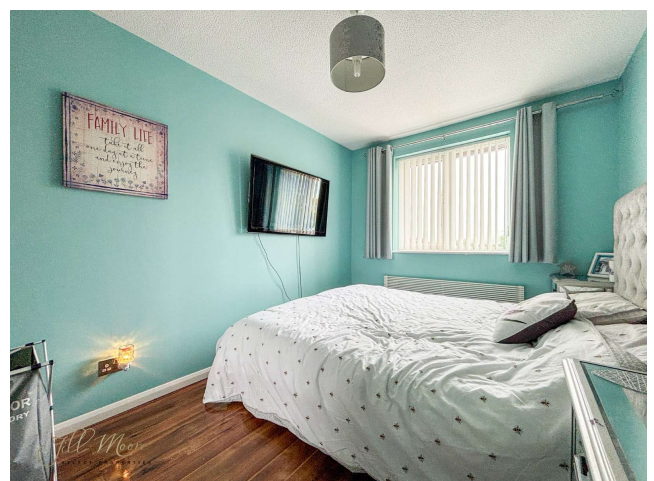
French doors open onto a low-maintenance, attractively landscaped rear garden, which enjoys a pleasant open outlook.

To the first floor are three well-proportioned bedrooms and a recently fitted contemporary family shower room/WC.

Entrance Hall Enter through uPVC double glazed door into porch/cloak area with double glazed window and storage cupboard.

Living Room 14'1" x 14'1" (4.3m x 4.3m). The spacious living room benefits from a large double glazed bay window allowing plenty of natural light, a radiator and attractive oak flooring. There are two wall mounted lamps and a feature wallpaper to one wall, with the remaining walls finished in a neutral white. A staircase provides access to the first floor.

Kitchen/ Diner 14'1" x 10'10" (4.3m x 3.3m). The open plan kitchen diner features white base and wall units with a wooden work surface and a full range of integrated appliances including oven, microwave, hob with cooker hood above and fridge freezer. A black tiled splashback is positioned above the hob, with oak



For additional information and full photo gallery please visit

www.jillmooresalesandlettings.co.uk



flooring running throughout. Patio doors provide access to the rear garden and allow plenty of natural light into the space.

Master Bedroom 13'9" x 8'2" (4.2m x 2.5m). The master bedroom is a well proportioned double room featuring wooden flooring, a window providing natural light and a radiator.

Shower Room 8'2" x 5'7" (2.5m x 1.7m). The shower room features a floating hand wash basin, a large shower cubicle, and a toilet. The walls are predominantly white tiles, with one wall and the ceiling panelled. A towel radiator and recessed spotlights complete the space, which is finished with long greige floor tiles.

Bedroom two 11'6" x 8'2" (3.5m x 2.5m). Bedroom two is a double room with oak-effect flooring, a window allowing natural light, and a radiator.

Bedroom three 7'10" x 5'11" (2.4m x 1.8m). Bedroom three features laminate flooring, a window, and a radiator.



External To the rear, a well maintained garden with paved patio/seating area and large natural grass lawn. Water point and gated entrance/exit via the side of the property also feature. To the front, a large block paved private driveway offers ample room for multiple vehicles and leads up to single garage.

Location The property is found within Fieldfare Close, a quiet and popular area of Ayton, Washington offering shops, pubs and restaurants all within walking distance. Well respected schools such as Holley Park Primary School is also on the doorstep. Commuting into larger cities such as Newcastle, Sunderland and/or Durham is made quick and easy via the A1/A1231/A19 major roads close by.

DISCLAIMER DISCLAIMER

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. **MORTGAGE ADVICE** It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. **PLEASE NOTE** Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property mis-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. **VIEWING ARRANGEMENTS** To arrange an appointment to view this property, please contact us on 0191 4648880, hours are Monday to Friday 9.00a.m. to 5.00p.m, Saturday 9.00a.m. to 12.00p.m



Property Information The following information should be read and considered by any potential buyers prior to making a transactional decision.

SERVICES:

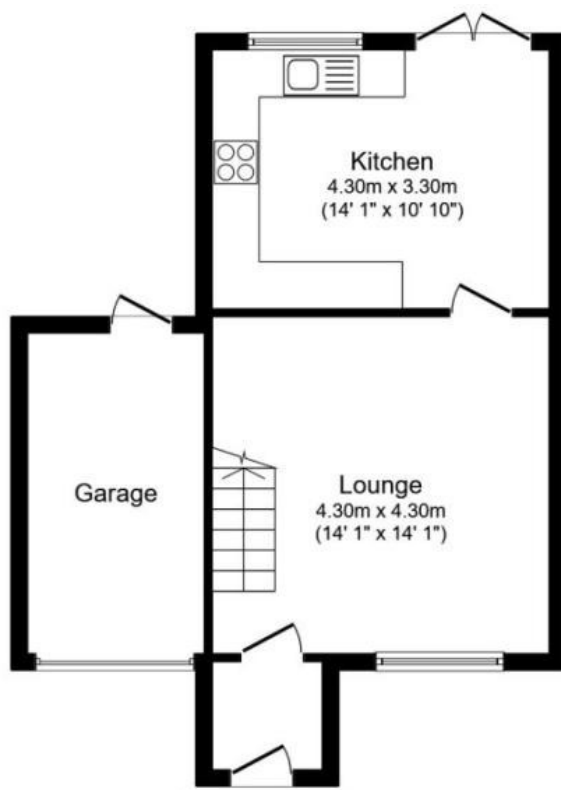
We are advised by the seller that the property has mains gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES- No

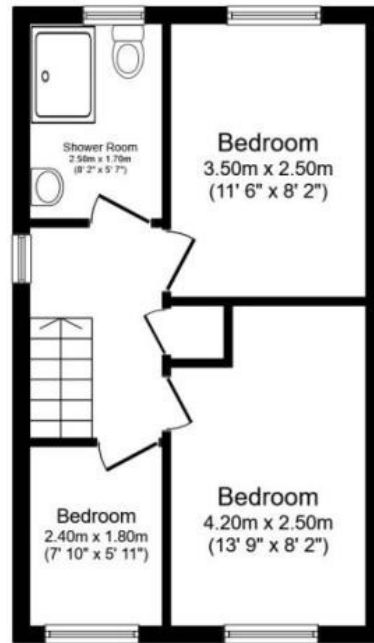
WATER METER- Yes

PARKING ARRANGEMENTS: Multi Car Driveway & Garage

BROADBAND SPEED: No issues reported by vendor. The



Ground Floor



First Floor

Total floor area 78.0 sq. m. (840 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

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		

For additional information and full photo gallery please visit
www.jillmooresalesandlettings.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract