



## 2 bed terraced house to buy in

Cloverhill Close, Annitsford, Cramlington,  
Tyne and Wear, NE23 7UA

# £130,000

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

## Property features

- ✓ Beautifully presented home
- ✓ Driveway
- ✓ Attractive garden
- ✓ Ideal first home
- ✓ EPC Rating C

Driveway parking

## Key Information

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

## Description

Nestled in the popular area of Annitsford, this beautifully presented two bedroom mid link home is an ideal choice for first time buyers or those looking to downsize. Boasting a welcoming exterior, the property offers both a private driveway and a garden, creating ample outdoor space for parking and relaxing.

Step inside to discover a lovely home, thoughtfully designed for comfortable modern living. The breakfasting kitchen sits at the heart of the property—perfect for relaxed mornings or entertaining guests. Two bedrooms, the primary is a spacious double with a fantastic range of inbuilt storage providing a restful retreat, while the shower room is both practical and contemporary.

Annitsford is known for its conveniently close access to main travel routes and to a range of amenities. Easy access to the A189 and A19, linking you effortlessly to Newcastle, Cramlington, and the coast. For leisure and relaxation, nearby parks and green spaces offer plenty of opportunities for walks and outdoor activities.

This is a fantastic opportunity to secure a home in a great location with everything you need close at hand. Arrange a viewing today to fully appreciate what this lovely property has to offer.

Council Tax Band: A

Tenure: Freehold

Price: £130,000

Property Type: Terraced House

Parking: Driveway

Heating: Gas

## Living room

---

## Breakfasting kitchen



## Landing



## Bedroom 1



## Bedroom 2



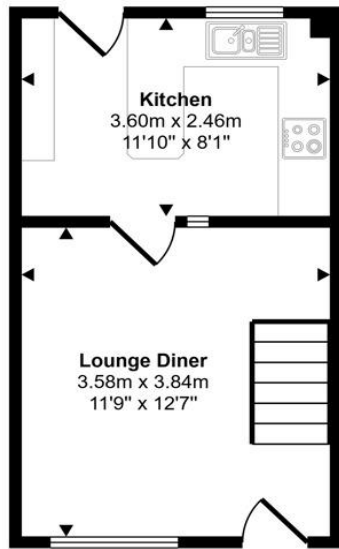
## Shower room



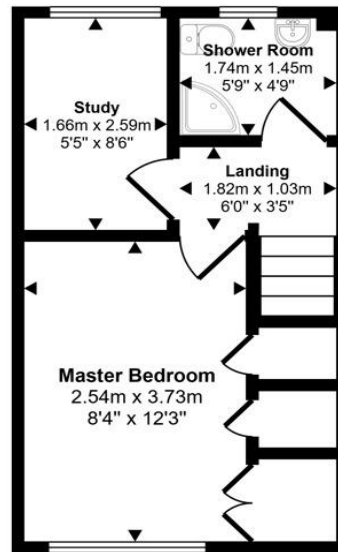
## External



Approx Gross Internal Area  
46 sq m / 498 sq ft



Ground Floor  
Approx 23 sq m / 249 sq ft



First Floor  
Approx 23 sq m / 249 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>                                   |  | 71                         |           |
| (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<br>2002/91/EC |           |

Cloverhill Close, Annitsford, Cramlington, Tyne and Wear, NE23 7UA

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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 representation 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.

