

Cloverhill Close, Annitsford, NE23

OO £90,000



Full Description

Alexander Hudson Estates introduce to the market this stylish one-bedroom terraced bungalow with mezzanine bedroom, located on Cloverhill Close in Annitsford, NE23. The property has been modernised with a contemporary finish. It offers a vaulted lounge, fitted kitchen and shower room, together with a gravelled front garden and off-street parking.

The property briefly comprises of lounge, kitchen and shower room to the ground floor, with a galleried mezzanine bedroom above. The front door opens into the lounge, where a vaulted, double-height ceiling and a large front-facing window give the room a bright and open feel. Herringbone flooring runs through the ground floor, and there is space for both seating and a home office area, which suits anyone working from home. Stairs rise from the lounge to the mezzanine.

An opening from the lounge leads through to the kitchen, which is fitted with a range of wall and base units, marble-effect worktops and a matching splashback. Appliances include a built-in oven, a hob with extractor and an integrated microwave. The open link to the lounge keeps the two spaces connected while giving the kitchen its own defined area.

The shower room is accessed from the kitchen and comprises of shower cubicle, wash hand basin and WC, finished with panelled walls and a heated towel rail.

To the mezzanine is the bedroom, a comfortable double in a galleried space overlooking the lounge below. A Velux window brings in natural light, and a built-in wardrobe with sliding doors provides useful storage.

Externally, the property is approached via a gravelled front garden enclosed by fencing, with a paved path leading to the front door. Off-street parking is also available.

Modern, low-maintenance and well presented, this is a practical home for a young professional or first-time buyer looking to settle in the area.

This property offers an excellent location close to the A19 for easy access across the city, along with being just a 10 minute drive from both Cramlington and Killingworth, both offering a wide variety of amenities. Annitsford offers a quaint village feel, with a pubs, restaurants and other amenities on the doorstep.

Lounge 13' 1" x 12' 10" (4.00m x 3.92m)

Kitchen 8' 2" x 7' 7" (2.48m x 2.30m)

Bedroom 12' 10" x 9' 3" (3.92m x 2.82m)

Bathroom 8' 0" x 4' 10" (2.44m x 1.47m)

Disclaimer

At Alexander Hudson Estates, we take great care to ensure our marketing is accurate, clear, and transparent. These particulars are intended as a guide only and do not form part of any offer or contract.

All descriptions, images, floor plans, and measurements are provided in good faith but should not be relied upon as statements of fact. Interested parties are advised to carry out their own due diligence and satisfy themselves as to the accuracy of the information provided.

Features

- One-bedroom terraced bungalow with galleried mezzanine bedroom
- Modernised interior with vaulted lounge and fitted kitchen
- Gravelled front garden and off-street parking
- Residential location convenient for the A19 and for those working locally

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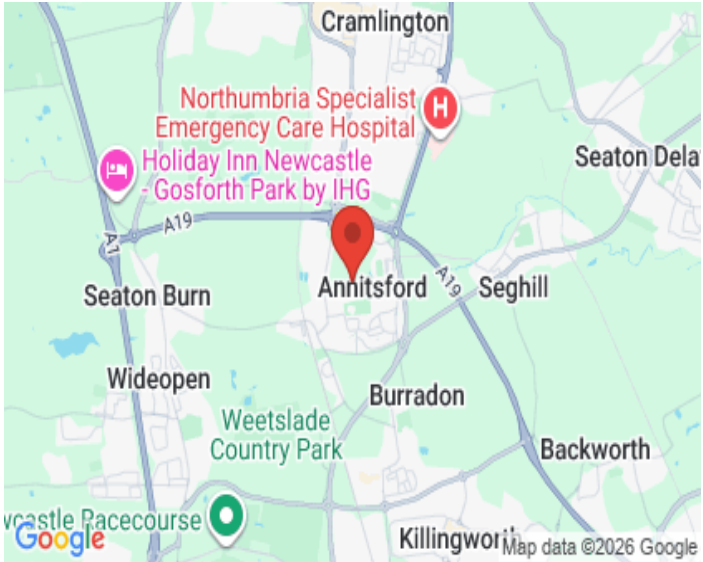


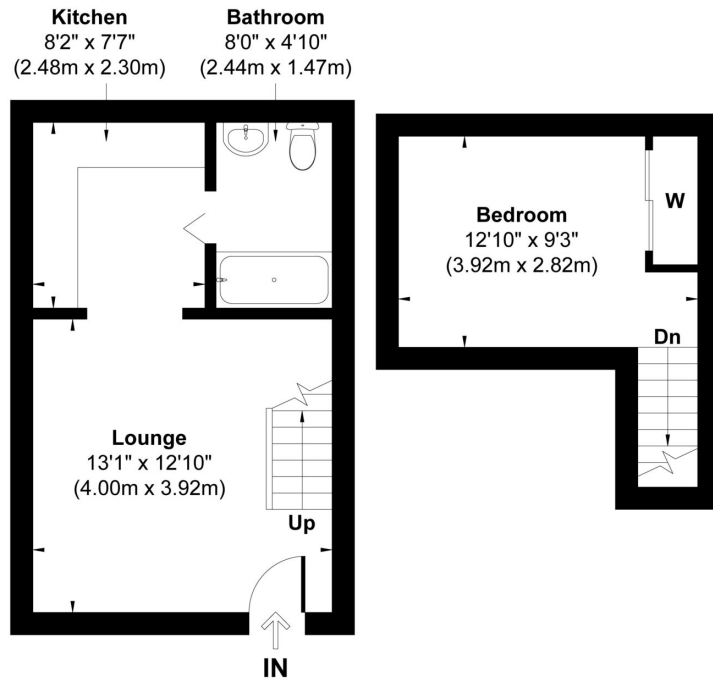




Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A		97	
(81-91) B			
(69-80) C			
(55-68) D	69		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A		85	
(81-91) B			
(69-80) C			
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			EU Directive 2002/91/EC





Ground Floor

Approximate Floor Area
282 sq.ft
(26.20 sq.m)

First Floor

Approximate Floor Area
138 sq.ft
(12.78 sq.m)

Approx. Gross Internal Floor Area 420 sq. ft / 38.98 sq. m

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