



## 2 bed end of terrace house to buy in NE23

Woodcroft Close, Annitsford, Cramlington,  
Tyne and Wear, NE23 7UF

**£119,950**

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Double Parking Bay
- ✓ Two Bedrooms
- ✓ Pleasant Outlook To The Rear
- ✓ Convenient Location
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

We present to the market a well appointed end of terrace house situated within a popular development at Annitsford, Cramlington. The home offers ready-to-move into accommodation which will lend itself very well to a starter home or down-size purchase.

Presented well, the ground floor accommodation boasts a dual aspect as the reception room and kitchen have open access, allowing the natural light to flow through the space. The upper floor offers a bathroom and two bedrooms, the main bedroom is a particularly nice sized double room with storage.

Occupying a good plot, there is a double parking bay to the front. To the rear, there is a private garden which has a lovely backdrop with trees and wildlife and which offers a great degree of privacy.

Nested in a peaceful residential area, this home benefits from its close proximity to local amenities, schools offering an extremely convenient location. The A189 Spine Road and the A19 road links are both easily accessible, providing ease of access onto the A1 major Road link.

A wonderful home!

To obtain further information, or to arrange an internal viewing please contact the local sales team who will be more than happy to help.

Council Tax Band: A

Tenure: Freehold

Price: Offers In The Region Of £119,950

Property Type: End of terrace house

Parking: Off Street, Private

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance

Double glazed entrance door opening into the open-plan living room.

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## Living Room

3.47m x 3.77m (11'4" x 12'4")

A pleasant open-plan room which provides access to the first floor accommodation and onward open access into the kitchen.

A large box bay window to the front allows the light to flood into the space. Central heating radiators heat the room and there is a feature fire surround which makes a nice focal point.



## Another Living Room Image



## Another Image

## Kitchen

3.45m x 2.35m (11'3" x 7'8")

Situated to the rear with a double glazed window and door providing access into the rear garden.

Fitted with a range of wall and base units with complementing work surfaces, sink unit with taps and drainer board, built-in gas hob, electric oven and extractor hood. Space and plumbing for washing machine, space for a free-standing fridge/freezer, central heating radiator, combination boiler concealed within a wall unit.



## Another Kitchen Image



## First Floor Landing

Access into the bathroom, bedrooms and loft.

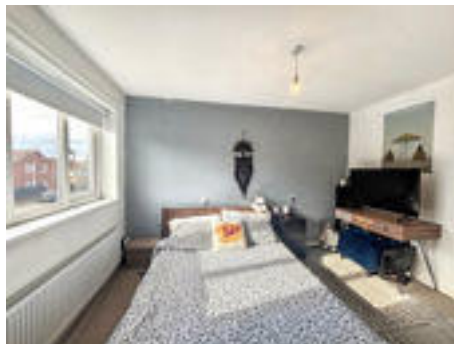
## Main Bedroom

2.57m x 3.68m (8'5" x 12'0")

A nice double room situated to the front with a useful recessed area, double glazed window, central heating radiator and a generous sized storage cupboard.



## Another Main Bedroom Image



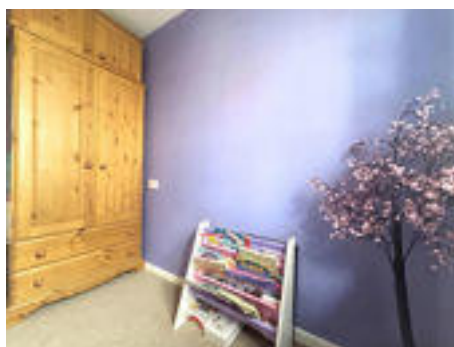
## Bedroom Two

1.61m x 2.54m (5'3" x 8'4")

Situated to the rear with a central heating radiator and a double glazed window which has a pleasant outlook.



## Another Bedroom Two Image



## Bathroom

1.71m x 1.44m (5'7" x 4'8")

A white three piece suite comprising: bath with shower over, low level WC, pedestal wash hand basin. Tiling to the walls, central heating radiator.



## Outside

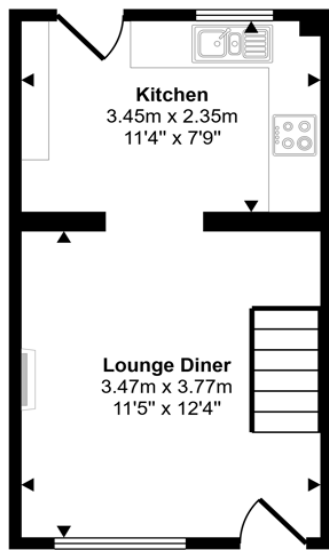
Occupying a nice plot with a double parking bay to the front. To the rear there is a private garden laid mainly to lawn. Beyond the rear garden there are trees and a abundance of wildlife, offering a lovely back-drop.



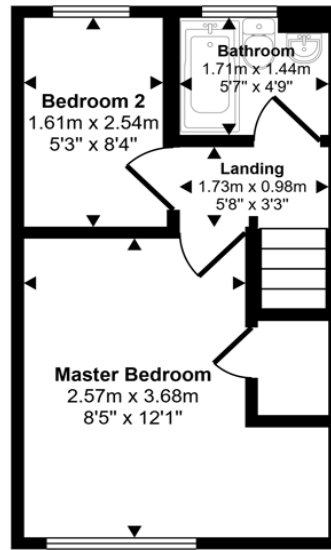
## Floor Plan



Approx Gross Internal Area  
44 sq m / 477 sq ft



Ground Floor  
Approx 22 sq m / 237 sq ft



First Floor  
Approx 22 sq m / 240 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>	74	
(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	

Woodcroft Close, Annitsford, Cramlington, Tyne and Wear, NE23 7UF

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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