



Orange Grove Annitsford

- End Terrace
- Two Reception Rooms
- Two Bedrooms
- Private Garden
- Freehold

£ 114,950



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Orange Grove

Annitsford

PROPERTY DESCRIPTION

Welcome to this charming end of terrace property, perfect for families and couples alike! This delightful home, on Orange Grove, Annitsford, is in good condition and offers two spacious reception rooms, ideal for relaxing and entertaining.

The first reception room boasts large windows, a cosy fireplace, and high ceilings, creating a bright and inviting space. The second reception room is a great dining space and provides easy access to the lovely garden, perfect for enjoying sunny days outdoors. The modern kitchen comes equipped with all the necessary appliances, making meal preparation a breeze.

With two double bedrooms, including a spacious master bedroom, there is plenty of room for a growing family or guests. The bathroom features a large size and a bathtub and luxurious rain shower, adding a touch of elegance to your daily routine.

Situated in a convenient location with excellent public transport links, local amenities, and walking routes nearby, this property offers both comfort and convenience.

There is also a fully boarded loft with Velux window, ideal home office space.

Don't miss the chance to make this house your home sweet home!

Living Room: 14'08" (+ alcove) x 15'00" - 4.47m (+ alcove) x 4.57m

Dining Room: 17'10" x 8'04" - 5.44m x 2.54m

Kitchen: 7'06" x 7'04" - 2.29m x 2.24m

Bathroom: 6'11" x 11'01" - 2.11m x 3.38m

Bedroom One: 12'02" (max) x 9'09" - 3.71m (max) x 2.97m

Bedroom Two: 12'06" (max) x 8'05" - 3.81m (max) x 2.57m

Loft Space: 16'04" x 9'03" - 4.98m x 2.82m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: D

FH00008600.SD.SD.08/03/24.V.1



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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