



45 Woodcroft Close

Annitsford, NE23 7UF

£235,000

- ◆ Detached House
- ◆ Four Bedrooms
- ◆ Cloakroom
- ◆ Dining Kitchen
- ◆ Two Reception Rooms
- ◆ Well Presented
- ◆ Cul-De-Sac
- ◆ South Facing Garden
- ◆ En-suite
- ◆ Driveway & Garage



ML ESTATES
EST 1994



45 Woodcroft Close, Annitsford, Northumberland, NE23 7UF



Property Description

Ready to move into is this well presented four bedroomed detached home offering ideal family accommodation. The property benefits from a good size southerly garden and is situated in a pleasant cul-de-sac.

To the ground floor there is an entrance hallway, cloakroom/WC, lounge, dining room and breakfasting kitchen.

To the first floor there are four bedrooms, master with en-suite and a family bathroom.

Externally there is a front garden, driveway parking, garage and southerly facing rear garden.

This property must be viewed.



ACCOMMODATION

Entrance door leading to...

HALLWAY

UPVC double glazed window to the front elevation, wood flooring, double central heating radiator, stairs to first floor, down lights, coving to ceiling.

CLOAKROOM

UPVC double glazed frosted window to the side elevation, low level WC, wood flooring, vanity sink unit with mixer tap and storage below.



LOUNGE

12' 9" x 13' 8" (3.89m x 4.17m) UPVC double glazed walk in bay window to the front elevation, marble hearth and surround with gas fire, real wood flooring, TV and telephone point, double central heating radiator, coving to ceiling, door leading into kitchen, arch to...

DINING ROOM

11' 2" x 11' 10" (3.4m x 3.61m) UPVC double glazed French doors leading to rear garden, central heating radiator, wood flooring, coving to ceiling.



KITCHEN/DINER

UPVC double glazed window to the rear elevation, vinyl flooring, wall, floor and drawer units with contrasting work surfaces, stainless steel sink unit with drainer, tiled splash backs, space for cooker, integrated extractor hood, space for under bench fridge, central heating radiator, storage cupboard, down lighting, coving to ceiling, door to garage.

Stairs from hallway lead to...

LANDING

UPVC double glazed windows to the side elevation, loft access with light and partially boarded, coving to ceiling.



MASTER BEDROOM

12' 2" x 11' 7" (3.71m x 3.53m) UPVC double glazed window to the front elevation, central heating radiator, coving to ceiling, sliding mirror wardrobes, TV point, door to...



ENSUITE

5' 5" x 7' 1" (1.65m x 2.16m) UPVC double glazed frosted window to the front elevation, tiles to walls, low level WC, glass shower cubicle with electric shower, hand wash basin with storage below, stainless steel ladder style central heating radiator, extractor fan, down lights.

BEDROOM TWO

11' 10" x 9' 1" (3.61m x 2.77m) UPVC double glazed windows to the rear elevation, central heating radiator.

BEDROOM THREE

11' 10" x 7' 8" (3.61m x 2.34m) UPVC double glazed window to the rear elevation, central heating radiator.

BEDROOM FOUR

6' 10" x 9' 9" (2.08m x 2.97m) UPVC double glazed window to the front elevation, central heating radiator.

BATHROOM

6' 4" x 8' 4" (1.93m x 2.54m) UPVC double glazed frosted window to the rear elevation, low level WC, panelled bath with mixer tap, vinyl flooring, part tiled walls, wash hand basin with mixer tap, down lights, extractor fan.



GARAGE

Single attached garage, up and over door, light and power

UTILITY AREA

Worksurface, Space for fridge freezer, tumble dryer, plumbed for automatic washing machine, wall mounted central heating combi boiler, UPVC double glazed frosted window to rear, door to rear garden.



EXTERNAL

To the front of the property there is a driveway providing parking for two cars leading to single garage, gravelled area, security lighting.

To the rear of the property there is a south facing fenced garden which is not overlooked, patio areas, pergola, outside tap, security lighting, access to the front of the property via a side gate.





DISCLAIMER: ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

The mention of any appliances and/or services within these does not imply that they are in full and efficient working order. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment..

The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.

OFFICE HOURS:

Monday - Friday 9:00am - 5:00pm

Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email sd@mlestates.co.uk


VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT

A PROPERTY TO SELL?

IF YOU ARE THINKING OF MOVING TO A NEW HOUSE IN THE AREA OR ARE CURRENTLY ON THE MARKET WITH ANOTHER AGENT AND ARE NOT RECEIVING THE RESULTS YOU WISH, WE WOULD BE HAPPY TO CARRY OUT A FREE VALUATION AND ADVISE ON MARKETING WITHOUT OBLIGATION. PLEASE GIVE US A CALL ON 0191 237 6060.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

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