



 Jan Forster



- Popular Location
- Ideal First Time Buy
- Rear Garden
- Freehold
- Viewing Recommended
- Mid Terraced Home
- Two Double Bedrooms
- No Upper Chain
- Close To Amenities
- Call For More Information





This beautifully presented, two-bedroom mid-terrace home is ideally situated in Annitsford Drive in Dudley. Offered with no upper chain, the property is perfect for first-time buyers, investors, or those looking to downsize.

The location is well-established and sought-after, popular with families and professionals alike. The area offers a range of convenient amenities including local shops, schools, and health services, along with excellent transport links to Cramlington, Newcastle, and surrounding areas via the A19 and A189. There are also several green spaces and leisure facilities nearby, making it a desirable location.

The property briefly comprises to the ground floor: a welcoming entrance hall with a ground floor WC, a bright and spacious lounge/diner with French doors leading out to the rear garden, and a modern fitted kitchen complete with an integrated oven and hob and a built-in dishwasher. To the first floor are two well-proportioned bedrooms and a contemporary family bathroom WC. Additional benefits include gas central heating and double glazing throughout.



Externally, the property boasts a private rear garden with a patio area and artificial lawn. The front lawn is owned by the council, offering a low-maintenance approach to curb appeal.

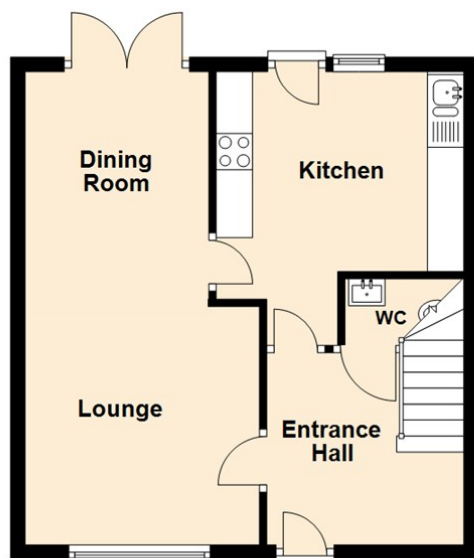
We anticipate an extremely high level of viewings on this spectacular family home. To arrange yours please call 0191 270 1122.

Tenure

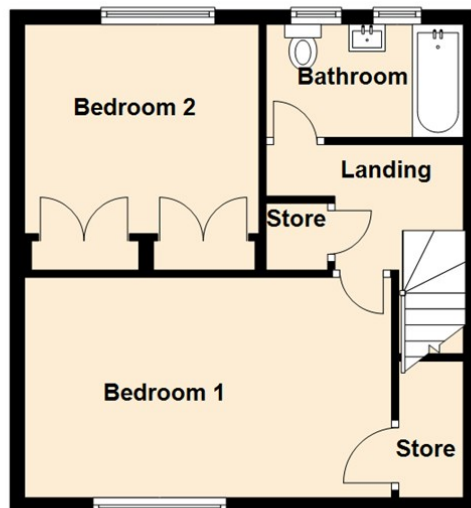
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: A

Ground Floor



First Floor



Lounge 10'10" x 10'7" (3.32 x 3.24)

Dining Room 8'2" x 10'4" (2.51 x 3.15)

Kitchen 11'7" x 11'2" (3.55 x 3.41)

Bedroom One 8'11" x 16'6" (2.73 x 5.04)

Bedroom Two 11'6" x 11'7" (3.53 x 3.55)

Energy Efficiency Rating

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

The difference between house and home

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