



Cloverhill Close | Annitsford | NE23 7UA

£88,000

Offered for sale with no onward chain, this distinctive one-bedroom link house occupies a pleasant cul-de-sac position on Cloverhill Close, Annitsford. It's bright, open layout would make a great first home and may also appeal to buyers looking for a buy-to-let investment. The property is approached across a private driveway with a garden area to the front. Stepping inside, the spacious open plan lounge and dining area immediately creates a feeling of light and space with a high ceiling, large front window and staircase rising to the mezzanine level. The stylish fitted kitchen offers a range of white units, contrasting work surfaces and space for appliances. A bathroom completes the ground-floor accommodation and is fitted with a white suite, including a curved bath with shower over. The mezzanine bedroom, which overlooks the living area below and benefits from a roof light and useful double storage cupboard. Additional features include electric heating, a private driveway and front garden. Annitsford offers convenient access to everyday local amenities, with a wider selection of shops, restaurants and leisure facilities available in nearby Cramlington. The property is also well placed for the A19 and A189, providing straightforward connections to Newcastle, the coast and surrounding areas, while Cramlington railway station is approximately 1.9 miles away. With its unusual mezzanine design, bright and airy accommodation and no onward chain, we just know this lovely house won't be lonely for long!

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Stylish Link House in Cul-de-Sac Location

No Onward Chain

Front Garden and Private Driveway

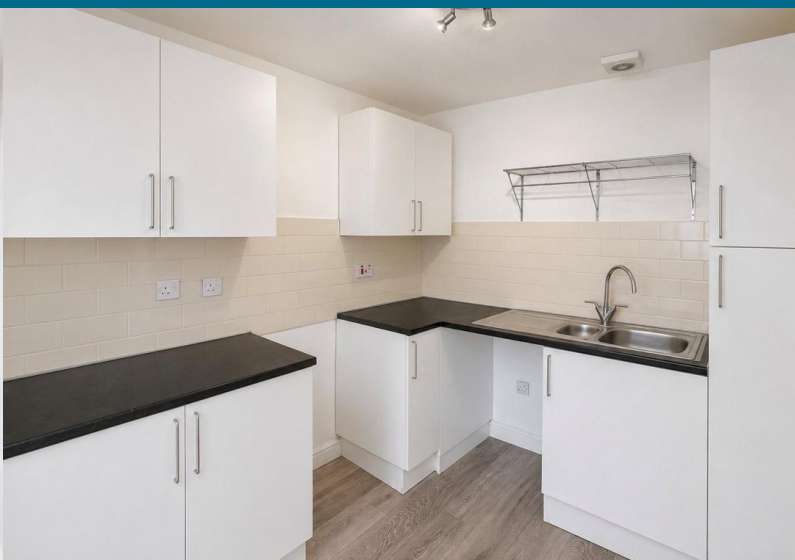
Stylish Kitchen and Bathroom

Generous Mezzanine Bedroom with Storage

Freehold

EPC: D

Council Tax Band: A



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Double Glazed Entrance Door to:

LOUNGE: (front): 3.99m x 3.96m, (13'1 x 13'0), a lovely spacious, light and airy front facing lounge, overlooking the front garden with open plan staircase up to the Mezzanine bedroom, electric radiator, laminate flooring, double glazed window, opening through to:

KITCHEN: (rear): 2.49m x 2.31m, (8'2 x 7'7), fitted with a stylish range of white, modern base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with mixer taps, electric point, laminate flooring, brick effect tiling, space for fridge freezer, door to:

BATHROOM: Gorgeous re-fitted bathroom, showcasing, curved bath, electric shower, washbasin, low level w.c. with push button cistern, fully tiled walls and floor, chrome towel radiator

MEZZANINE BEDROOM: 3.98m x 2.84m, (13'0 x 9'4), maximum measurements, some sloping to ceiling area, large Velux window, double cupboard housing hot water tank and with hanging and storage space, electric radiator

EXTERNALLY: Private front driveway and garden, cul-de-sac location

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre To Cabinet

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Any flood defences at the property: NO

Coastal Erosion Risk: LOW

Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: Please note that there are proposals for a residential development on land situated to the rear of the bungalow. The seller understands that the proposals are currently under consideration; however, they are unable to confirm the current stage of the planning process. Interested parties are advised to make their own enquiries with the local planning authority. Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations.

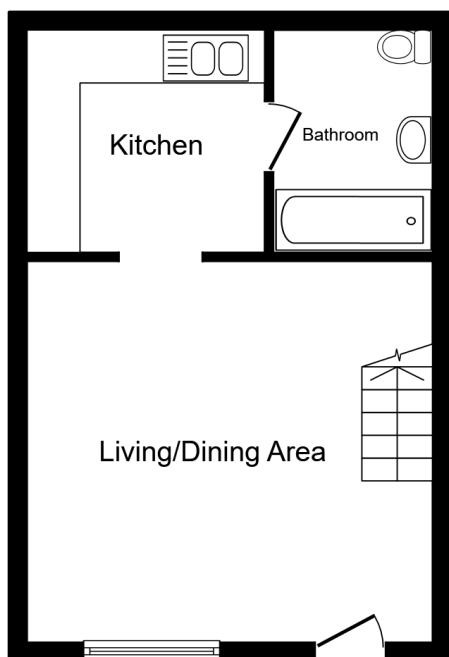
TENURE

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.

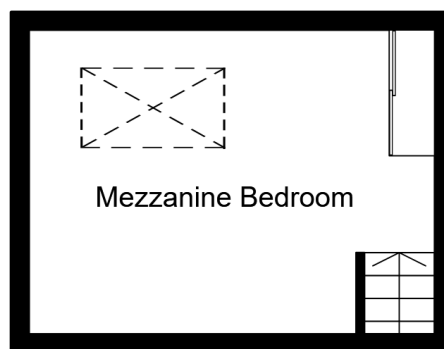
COUNCIL TAX BAND: A

EPC RATING: D

FH00009521 AI MR 07/09/2026 V2



Ground Floor



Mezzanine Level

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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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