



## Hanover Court Annitsford

- End Terrace
- Modern Decor
- Spacious Living
- Two Bedrooms
- Freehold

**£ 129,950**



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# Hanover Court

Annitsford

## PROPERTY DESCRIPTION

This immaculate end of terrace property is on the market and ready for viewing on Hanover Court, Annitsford. Ideally suited for couples, this house boasts two spacious double bedrooms. The master bedroom, flooded with natural light, provides a serene retreat. The second bedroom comes with built-in wardrobes, offering ample storage space.

The property features a single, open-plan reception room that conveniently doubles as a dining space, making it a perfect spot for hosting dinner parties or a quiet night in. The modern kitchen, bathed in natural light, comes equipped with up-to-date appliances and provides direct access to the garden – a feature that brings the outdoors in and adds to the appeal of the property.

Even though there is only one bathroom, this does not detract from the charm of the house. The property has an EPC rating of D and falls within the council tax band A, making it an economical choice.

The location is another significant draw for this property. Not only is it close to public transport links, but local amenities are also within easy reach. Moreover, the proximity to green spaces offers a welcome respite from city living and ample opportunities for outdoor activities.

In summary, this two-bedroom end of terrace house, with its immaculate condition and convenient location, offers an excellent opportunity for couples looking for a comfortable living space. The property is for sale now and ready for you to make it your new home.

Living Room: 16'06" x 12'05" - 5.03m x 3.78m

Kitchen: 12'05" x 8'06" - 3.78m x 2.59m

Bedroom One: 12'05" x 7'07" - 3.78m x 2.31m

Bedroom Two: 12'05" x 7'03" - 3.78m x 2.21m

Bathroom:

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: OFF 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

FH00008656.SD.SD.22/4/24.V.1



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