



Primrose Close | Annitsford | NE23 7UD

**£205,000**

Presenting this attractive, modern three-bedroom semi-detached home available for sale on the highly sought after Primrose Close in Annitsford.

Upon arrival you are welcomed with off street parking and an integral garage offering ample space for vehicles and storage. The property boasts a generously sized low maintenance garden to the rear, perfect for relaxation and entertaining guests. The entrance lobby leads to the open plan lounge dining room with dual aspect windows flooding the room with natural light and gives access to the kitchen with wall and base units, a dual fuel range cooker sure to impress the home chefs and culinary enthusiasts a double glazed door leads to the rear garden. Upstairs the landing provides access to three double bedrooms and a refurbished stylish, contemporary shower room.

The location offers excellent connectivity, being close to schools, green spaces and pleasant walking routes a perfect choice for families.

The property is also conveniently situated enjoying easy access to motorway links making commuting straight forward. An early inspection is highly recommended to secure.

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**Spacious Semi Detached**

**Favoured Residential Location**

**Refurbished Shower Room**

**Driveway, Garage & Gardens**

**Solar Panels To Roof**

**Freehold**

**EPC: B**

**Council Tax: B**

**ENTRANCE PORCH:** Accessed via a double-glazed entrance door, with a part-glazed internal door leading into the lounge/diner.

**LOUNGE DINER:** 22'4 x 10'9, (6.80m x 3.27m). A bright and spacious reception room featuring a double-glazed box bay window to the front and a double-glazed window to the rear, allowing plenty of natural light throughout. Additional features include two double radiators and decorative coving to the ceiling.

**KITCHEN:** 10'0 x 9'2, (3.04m x 2.79m). Fitted with a range of wall and base units incorporating a single-drainer sink unit. The kitchen includes a Range-style cooker with a five-burner gas hob and double electric oven, with space for a fridge/freezer and washing machine. Further benefits include tiled flooring, a double-glazed window and door providing access to the rear, and a wall-mounted combination boiler.

**BEDROOM ONE:** 12'1 x 9'8, (3.68m x 2.94m). The principal bedroom benefits from a double-glazed window to the front and a radiator.

**BEDROOM TWO:** 9'8 x 10'0, (2.94m x 3.04m). Featuring a double-glazed window overlooking the rear garden, a radiator, and a useful built-in storage cupboard with shelving. Access to the part-boarded loft space is provided via a loft ladder.

**BEDROOM THREE:** 9'7 x 8'9, (2.92m x 2.66m). A well-proportioned third bedroom benefitting from a double-glazed window to the front, and a radiator.

**SHOWER ROOM:** Fitted with a modern suite comprising a step-in shower cubicle with twin-head mains shower, pedestal wash hand basin, and low-level WC. Additional features include a heated towel rail and a frosted double-glazed window to the rear.

**EXTERNALLY:** To the rear, the property enjoys a low-maintenance gravelled garden enclosed by fenced boundaries, together with an external water supply.

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## PRIMARY SERVICES SUPPLY

Electricity: Mains/Solar Panels  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Cable  
Mobile Signal Coverage Blackspot: No  
Parking: Garage/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.

## 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: NO  
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: B

## EPC RATING: B

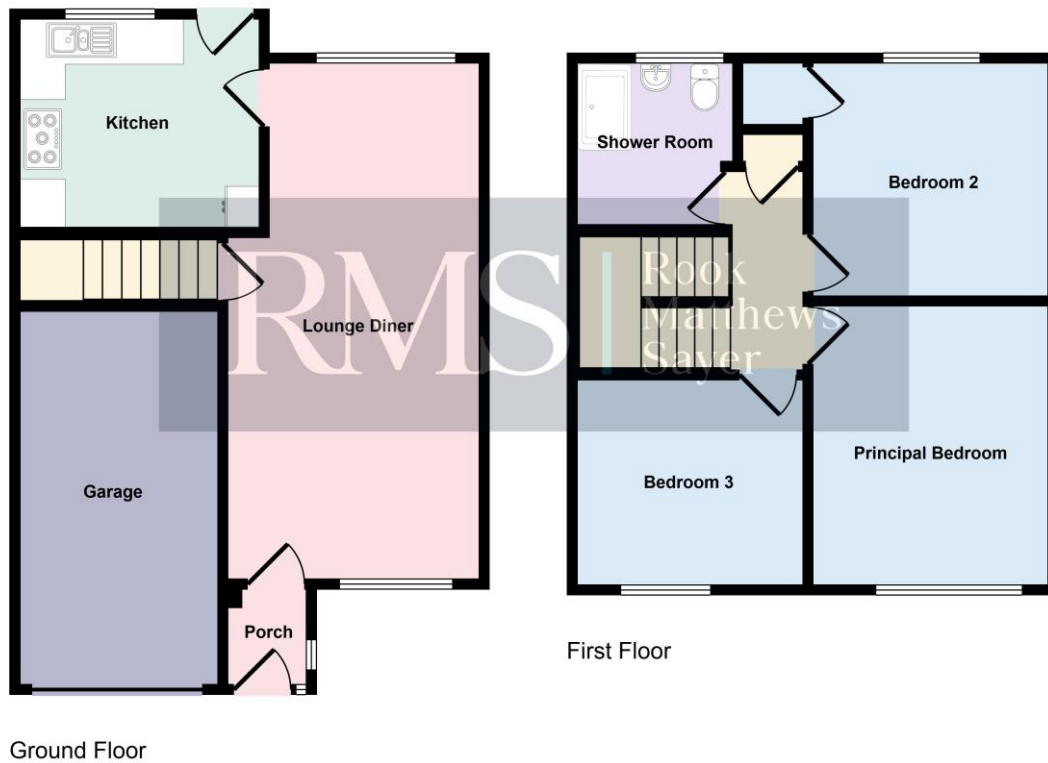
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	81 B	
69-80	C		
55-68	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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