



## 2 bed lower flat to buy in NE33

Catherine Cookson Court, Westoe, South Shields, Tyne and Wear, NE33 3EE

**£65,000**

🏠 x2 🚗 x1 🚗 x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ OVER 60'S WARDEN ASSISTED
- ✓ TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

| OVER 55'S | WARDEN ASSISTED | TWO BEDROOM GROUND FLOOR | GAS CENTRAL HEATING | GREAT LOCATION |

We are delighted to offer to the market this two bedroom ground floor apartment in the popular Catherine Cookson Court Development located just off Westoe Drive, South Shields. Benefiting from gas central heating and double glazing, the property is well placed for local amenities as well as bus routes and convenience stores.

Benefiting from gas central heating and double glazing the property comprises briefly :- Secure door to the entrance hallway with door to the apartment. doors to the leading tot he lounge, bedroom one, bedroom two and bathroom. The kitchen leads from the lounge.

Externally beautifully maintained communal gardens and off street parking.

ADDITIONAL PICTURES TO FOLLOW...

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 153

Annual Service Charge Amount: £3,514.00

Price: £65,000

Property Type: Lower Flat

Parking: Off Street

Year built: 1990

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## **Entrance**

Secure door to the communal hallway with door to the apartment. Doors leading to the lounge, bedroom one, bedroom two and bathroom.

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## **Lounge**

Double glazed window to the front and central heating radiator. Feature fire surround with electric fire. Door to the kitchen.

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## **Kitchen**

Fitted with a range of wall and base units with roll top work surfaces, sink unit with mixer tap and splash back tiling. Electric oven and gas hon with extractor hood. Double glazed window to the front and central heating radiator.

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## **Bedroom One.**

Double glazed window to the rear and central heating radiator.

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## **Bedroom Two**

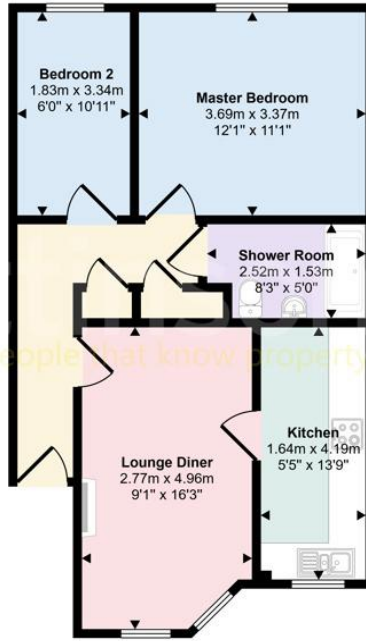
Double eglazed window to the rear and central heating radiator.

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## **Shower room**

Comprising low level w.c., shower cubicle and wash basin.

Approx Gross Internal Area  
53 sq m / 568 sq ft



people that know property

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Catherine Cookson Court, Westoe, South Shields, Tyne and Wear, NE33 3EE

Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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