



## 2 bed terraced house to buy in

Cook Close, Lyton park, South Shields,  
Tyne and Wear, NE33 5DD

# £135,000

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ BEAUTIFULLY PRESENTED
- ✓ TWO BEDROOM END TERRACE
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ ENCLOSED GARDENS AND

## Key Information

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

## Description

| TWO BEDROOM | END TERRACE HOUSE | GAS CENTRAL HEATING | DOUBLE GLAZED | ENCLOSED GARDENS  
|

We are delighted to offer to the market this beautifully presented two bedroom end terrace house on the popular Cook Close, South Shields. Benefiting from gas central heating and double glazing the property has the added benefit of a refitted kitchen, refitted shower room and neutral décor throughout the property would make a fantastic first time buy.

Comprising briefly :- Composite door to the entrance porch with door to the lounge. Door to the kitchen and stairs to the first floor landing. To the first floor lie bedroom one, bedroom two and shower room.

Externally a large enclosed garden lies to the rear with of street parking to the front.

Offered for sale with no upper chain early viewing is essential..

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 56

Price: £135,000

Property Type: Terraced House

Parking: Off Street

Year built: 1985

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: No

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

Composite door to the entrance porch with door to the lounge.



## Lounge

Double glazed windows to the front and side and central heating radiator. Stairs to the first floor landing and door to the kitchen. Finished with oak flooring.



## Kitchen

Fitted with a range of wall and base units with work tops. Sink unit with mixer tap and splash back tiling. Plumbed for automatic washing machine. Electric oven and ceramic hob. Double glazed window to the rear and a central heating radiator.



## Bedroom One.

Double glazed window to the front and central heating radiator.



## Bedroom Two

Double glazed window to the rear and central heating radiator.



## Shower room

Comprising low level w.c., wash basin and walk in shower. Double glazed window to the side and central heating radiator.



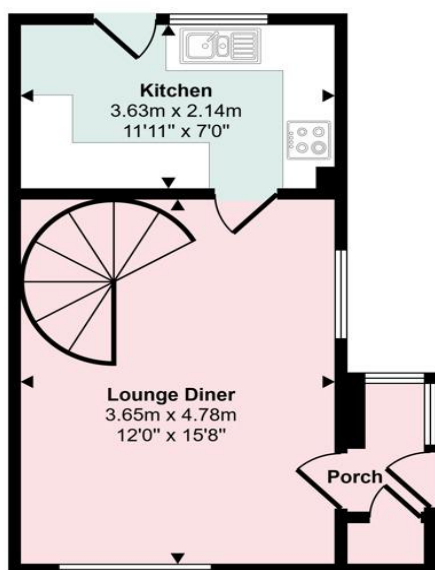
---

## External

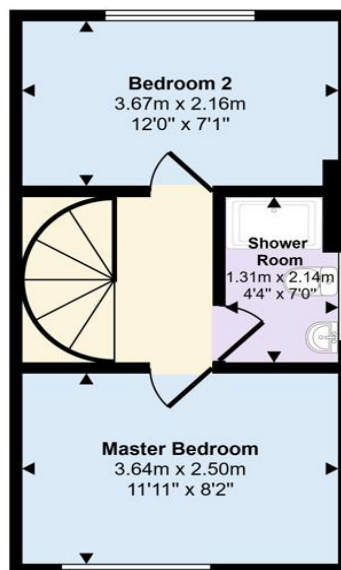
An enclosed garden lies to the rear with off street parking to the front.



Approx Gross Internal Area  
54 sq m / 583 sq ft



Ground Floor  
Approx 28 sq m / 303 sq ft



First Floor  
Approx 26 sq m / 280 sq ft

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.

Cook Close, Lyton park, South Shields, Tyne and Wear, NE33 5DD

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)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

