



Cobalt Close, Lemington Rise

- Detached bungalow
- Two bedrooms
- Kitchen
- Shower room/w.c
- No onward chain
- Freehold

Offers Over £135,000

EPC Rating: - C



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Cobalt Close,

Lemington Rise, NE15 8TL

This is a detached two bedroom bungalow situated on Cobalt Close in Lemington Rise. The property benefits from gas radiator heating and double glazing. The accommodation briefly comprises; an entrance hall, 17ft lounge and a separate kitchen, two bedroom and a bathroom/wc. Externally there is a front garden with a drive to the side which leads to the attached garage, there is a rear garden.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

ENTRANCE HALL

Central heating radiator, tiled flooring and storage cupboard.

KITCHEN 8' 6" x 7' 2" (2.59m x 2.18m) (Including fitted units)

Fitted with a range of wall and base units with work surfaces over, tiled walls, electric cooker point with extractor hood over, plumbing for an automatic washing machine, stainless steel sink with mixer tap and drainer, central heating boiler, double glazed window to the front and a central heating radiator.

LOUNGE 17' 7" x 10' 3" (5.36m x 3.12m)

Double glazed bow window to the front, central heating radiator, television point, coving to ceiling and a central heating radiator.

BEDROOM ONE 10' 3" x 8' 7" Up to wardrobe (3.12m x 2.61m)

Double glazed window to the rear, central heating radiator and fitted wardrobes.

BEDROOM TWO 10' 7" Up to wardrobe x 7' 3" (3.22m x 2.21m)

Double glazed French doors to the rear garden, central heating radiator and fitted wardrobes with sliding mirrored doors.

SHOWER ROOM/W.C

Fitted with a three piece white coloured suite comprising low level w.c, pedestal wash hand basin, walk-in shower with electric shower over, part tiled walls, heated towel rail, extractor fan and a double glazed window to the side.

EXTERNALLY

FRONT GARDEN

Block paved drive to side leading to the detached garage and side access gate.

REAR GARDEN

Enclosed garden with paved patio and seating area.

TENURE

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

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