



## Cobalt Close, Lemington Rise

- Semi detached house
- One bedroom
- Modern fitted kitchen
- Bathroom/w.c
- Well presented
- Front garden

**£90,000**

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# Cobalt Close, Lemington Rise, NE15 8TL

Welcome to this semi-detached property in good condition, ideally located near local amenities. This delightful home features a double bedroom, perfect for a couple or single occupant looking for a cosy space to call their own.

The accommodation briefly comprises an entrance porch leading to lounge and modern fitted kitchen. Spiral stairs leading to the first floor, double bedroom and bathroom/w.c.

Situated in a desirable area, whether you are a first-time buyer, downsizer, or investor, this home is sure to tick all the boxes.

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

Entrance Porch 6' 10" Plus recess x 3' 6" Plus door recess (2.08m x 1.07m)  
Double glazed windows and door leading to:

Lounge 13' 4" Plus door recess x 8' 9" Max (4.06m x 2.66m)  
Plus 6' 10" Including stairs x 6' 5" Including stairs (2.08m x 1.95m)  
Double glazed windows to the front and side, two central heating radiators, laminate flooring and stairs up to the first floor.

Kitchen 6' 6" Max x 5' 9" Plus recess (1.98m x 1.75m)  
Fitted with a range of wall and base units with work surfaces over, part tiled walls, 1 ½ bowl stainless steel sink with mixer tap and drainer, electric cooker point, plumbing for an automatic washing machine and a double glazed window to the front.

Landing

Bedroom 11' 6" Plus wardrobes x 7' 9" plus Alcove and recess (3.50m x 2.36m)  
Double glazed window to the side, central heating radiator, fitted wardrobes, laminate flooring, airing cupboard and loft access.

Bathroom/w.c  
Fitted with a three piece bathroom suite comprising low level WC, pedestal wash hand basin, panel bath with shower over, part tiled walls, heated towel rail and a double glazed window.

## Externally

Enclosed paved garden with gravel to side and allocated parking space.

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains gas  
Heating: Mains gas  
Broadband: ADSL  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

## 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: C

WD1151/BW/EM/21.02.2024/V.1



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