

Cobalt Close, Lemington Rise

- Semi detached house
- One bedroom
- Modern fitted kitchen

- Bathroom/w.c
- Well presented
- Front garden

£90,000



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

Kitchen 6' 6" Max x 5' 9" Plus recess (1.98m x 1.75m)

and stairs up to the first floor.

Fitted with a range of wall and base units with work surfaces over, part tiled walls, $1\,\%$ 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

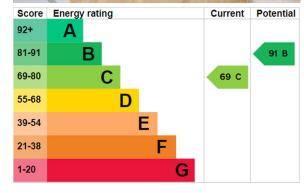
COUNCIL TAX BAND: A EPC RATING: C

WD1151/BW/EM/21.02.2024/V.1









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