



## 2 bed bungalow to buy in NE33

Cook Close, Captains Row, South Shields,  
Tyne and Wear, NE33 5DD

# £155,000

 x2
  x1
  x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ TWO BEDROOM BUNGALOW
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ SINGLE GARAGE AND DRIVEWAY
- ✓ ENCLOSED GARDENS TO THE REAR
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

| TWO BEDROOM BUNGALOW | GAS CENTRAL HEATING | DOUBLE GLAZED | SINGLE GARAGE AND DRIVEWAY  
| VIEWING ESSENTIAL |

We are delighted to offer to the market this well presented two bedroom bungalow on the popular Cook Close, South shields. Benefiting from gas central heating and double glazing the property has the added benefit of a double glazed conservatory and enclosed garden to the rear.

Comprising briefly :- Upvc door to the entrance hallway with doors to the lounge and kitchen. The master bedroom leads from the lounge as does an internal hallway leading to the shower room and bedroom two. A double glazed conservatory leads from bedroom two. Extremally to the rear an enclosed garden with border and patio area. To the front lies a garden as well as a driveway leading to a single garage.

Early viewing is essential to avoid missing out...

Council Tax Band: B

Tenure: Freehold

Price: Offers In Excess Of £155,000

Property Type: Bungalow

Parking: Driveway & Garage

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

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## **Entrance**

Upvc door to the entrance hallway with doors to the lounge and kitchen.

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## **Lounge**

Double glazed box bay window to the front and central heating radiator. Laminated flooring and door to the internal lobby and master bedroom.

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## **Kitchen**

Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink unit with mixer tap and splash back tiling. Electric oven and ceramic hob with extract hood. Plumbed for automatic washing machine. Double glazed window to the door to the side and central heating radiator.

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## **Master Bedroom**

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

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## **Bedroom Two**

Double glazed French doors to the conservatory and central heating radiator.

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## **Conservatory**

Double glazed conservatory with French doors to the garden.

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## **Shower room**

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

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## **External**

An enclosed garden lies to the rear with paved patio area and raised beds. To the front an driveway provided of street parking and leads to the single garage.

Approx Gross Internal Area  
59 sq m / 631 sq ft



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>			88
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(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	

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