



## 1 bed apartment to buy in NE33

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

**£15,000** Starting Bid

 x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ INVESTMENT OPPORTUNITY
- ✓ OPEN PLAN BEDSIT
- ✓ POPULAR LOCATION
- ✓ NO CHAIN
- ✓ EPC Rating D

## Key Information

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

## Description

TO BE SOLD via ONLINE AUCTION. FULL BUYERS FEE APPLIES.

| GROUND FLOOR BEDSIT | GOOD BUS LINKS | POPULAR LOCATION | NO UPPER CHAIN |

We are delighted to offer to the market this ground floor bedsit on the popular Cook Close, South Shields. A compact property with room for refurbishment, these property are popular and make good rental investments. With good bus links and amenities the property is sold with no upper chain.

Comprising briefly:- Communal door to the hallway. Door to the open plan bedsit with glazed window to the rear and wall mounted electric fire. A breakfast bar leading to the kitchen area. A shower room and w.c. lead from the main living space.

Offered with no upper chain early viewing is essential..

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 80

Price: Starting Bid £15,000

Property Type: Apartment

Parking: Allocated

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: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Entrance

Door to the communal entrance, door to the apartment.



## Open plan living space

With glazed window to the rear and wall mounted electric fire. Breakfast bar to the kitchen and door to the shower room.



## 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. Electric oven and hob with extractor, plumbed for automatic washing machine.



## Shower room

Comprising wash basin, walk in shower and low level w.c.

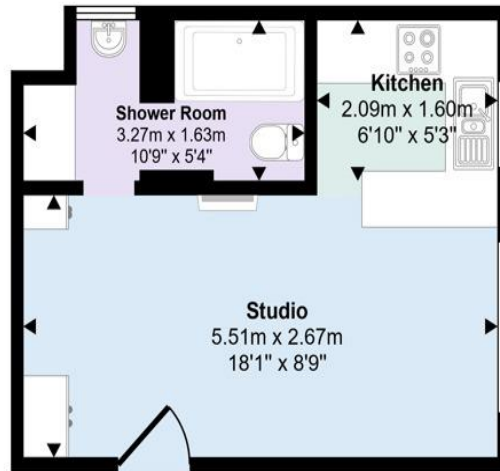


## External

Communal gardens lie to the rear.



Approx Gross Internal Area  
24 sq m / 259 sq ft



Studio

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>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	59	
(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	

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

Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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