



## 17 Cook Close

South Shields, NE33 5DD

Offers Over £165,000



Ideal for those downsizing and after one level living, an extended Semi Detached Bungalow with south aspect wide rear gardens with wheelchair access to the rear of the property. Offering super space to relax and enjoy the summer sun. The home is well presented, comes with two bedrooms and a rear sun room extension off bedroom 2 offering that extra space and adding a lovely room to enjoy the south aspect. There is a good sized lounge with bow window, a modern and recently installed tiled wet shower room and a fitted kitchen. Outside there is a drive to a single garage, the walled front gravel garden and enclosed rear garden with patio areas and gravel beds with the lovely aspect. Viewing essential to appreciate.



## Entrance hall

Via a PVCU front door with access to the living room and kitchen, laminate floor and a radiator

## Kitchen 8'11" x 8'0" (2.74 x 2.44)

Fitted with wall and base units with contrasting work surfaces housing a sink unit, electric hob with oven under and filter hood over, space for appliances, tiled walls and door to the side, CH boiler, chrome towel radiator

## Living room 17'5" x 9'9" (5.31 x 2.98)

Bow window and laminate floor, radiator and access to bedroom 1 and the inner hall

## Inner hall

With a built in cupboard, loft access via hatch and ladder which has some boarding and light/power.

## Shower room 7'9" x 5'2" (2.37 x 1.60)

A modern style wet shower room with tiled walls and floor. The mixer shower has both drencher and spray shower heads, a wall hung vanity unit with wash basin, WC, spot lights and a chrome towel radiator

## Bedroom1 11'10" x 9'9" (3.62 x 2.98)

Fitted wardrobes with sliding doors, radiator

## Bedroom 2 8'11" x 8'2" (2.73 x 2.50)

Laminate floor and a radiator. French doors to:

## Sun room 9'8" x 9'0" (2.95 x 2.76)

A lovely addition to the home adding that extra versatile space to the back bedroom and overlooking the south aspect gardens. The room has an electric wall heater, spot lights and French doors to the garden.

## Garage 17'4" x 8'3" (5.30 x 2.53)

A single garage with up and over door, light, power points and boarded loft area with hatch. There is a drive to the front of the garage for additional car parking.

## External

Front gravel garden for ease of maintenance with an enclosed south aspect garden with paved and concrete patio areas, gravel beds and some mature planting, external power point. A private secluded garden to enjoy the lovely sunny aspect.

## Note

Freehold Title, Council Tax Band B, Mains Services Connected, Flood Risk very low. Broadband Basic 15 Mbps, Superfast 70 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. O2, Vodafone, EE and Three all likely.

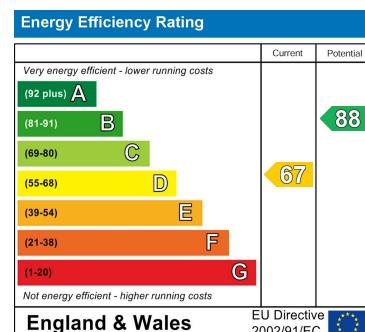
## Area Map



## Floor Plans



## Energy Efficiency Graph



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