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ColinLilley
ESTATE AGENTS



41 Bisley Drive, South Shields - £109,950

Ideal for the first time buyer or young couple in this superb location, tucked away yet handy for local bus routes, schools and access routes. With an appealing outlook over Mortimer School fields, this End Terrace House comes with a fitted kitchen diner, generous lounge, porch addition, three bedrooms; two with fitted wardrobes, bathroom with shower over the bath and a separate WC. Outside the rear South aspect garden is a sun trap. Benefit's include gas central heating, double glazing and No Onward Chain. EPC D

Entrance porch

Via PVCu front door and through to

Entrance hall

Stairs to the first floor

Living room 5.96 x 3.15 (19'7" x 10'4")

Feature fire surround with gas fire, two radiators

Kitchen diner 5.96 x 2.47 (19'7" x 8'1")

Fitted with wall, base units and work surfaces housing a sink unit, gas cooker, tiled splash backs, built in cupboard and radiator

First floor

Landing with cupboard housing the Baxi boiler.

Bedroom 3.20 x 3.09 (10'6" x 10'2")

Fitted wardrobes and storage, built in cupboard and radiator

Bedroom 3.97 x 2.55 (13'0" x 8'4")

Fitted wardrobes with mirrored sliding doors, built in cupboard and radiator

Bedroom 2.26 x 2.15 (7'5" x 7'1")

Radiator

Bathroom

Bath with electric shower over and screen, wash basin, tiled walls and radiator

Separate WC

WC and tiled walls

External

Enclosed South aspect rear paved patio garden which is a sun trap. There's an external tap and shed.



Energy Performance Certificate		HM Government	
Address: 118 FOWLER STREET, SOUTH SHIELDS, TYNE & WEAR, NE33 1PZ	Property type: Terraced house	Reference number: 288-2011-2701-491-4751	Date of assessment: 11 September 2010
Date of completion: 11 September 2010	Date of assessment: 11 September 2010	Rating: 2	Band for energy: 40-45 kWh/m²/yr
<p>1. The energy performance of this property is based on the information provided by the owner and is subject to the accuracy of the information provided.</p> <p>2. The energy performance of this property is based on the information provided by the owner and is subject to the accuracy of the information provided.</p>			
<p>Estimated energy performance</p> <p>1. Energy performance of this property is based on the information provided by the owner and is subject to the accuracy of the information provided.</p> <p>2. The energy performance of this property is based on the information provided by the owner and is subject to the accuracy of the information provided.</p>			
<p>Energy efficiency</p> <p>The energy performance of this property is based on the information provided by the owner and is subject to the accuracy of the information provided.</p> <p>The energy performance of this property is based on the information provided by the owner and is subject to the accuracy of the information provided.</p>			
<p>How to improve your energy efficiency</p> <p>1. The energy performance of this property is based on the information provided by the owner and is subject to the accuracy of the information provided.</p> <p>2. The energy performance of this property is based on the information provided by the owner and is subject to the accuracy of the information provided.</p>			

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