ColinLilley
ESTATE AGENTS



35 Bay Tree Drive

South Shields, NE34 8DE

£195,000

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Ideal for the couple or small family in this convenient location for local shops and schools, a three bedroom Semi Detached home with en suite to the master bedroom, fitted kitchen diner with oven and hob, family bathroom with shower over the bath, small gardens and garage with a drive. The home is neutrally styled, has gas central heating, double glazing and is offered with No Onward Chain. A great home and one not to miss.







Entrance hall
With stairs to the first floor, tiled floor and radiator

Cloak room
Wash basin and WC, tiled floor and radiator

Lounge diner 17'3" x 15'1" (5.28 x 4.61)
Laminate floor , built in cupboard and two radiators, French doors to

Conservatory
A small conservatory overlooking the garden with door to the rear.

Kitchen breakfast room 12'0" x 9'3" (3.66 x 2.83)
Fitted with wall, base units and work surfaces housing a sink unit, gas hob with filter over and oven under, space for appliances, washer included not landlord warranted, radiator

First floor
Landing with airing cupboard and a loft access.

Bedroom 1 11'10" x 10'1" (3.63 x 3.09)
Radiator

En suite
Shower enclosure with mains feed shower, wash basin and WC, radiator

Bedroom 2 10'1" x 9'8" (3.09 x 2.95)
Radiator

Bedroom 3 8'4" x 6'8" (2.56 x 2.05)
Radiator

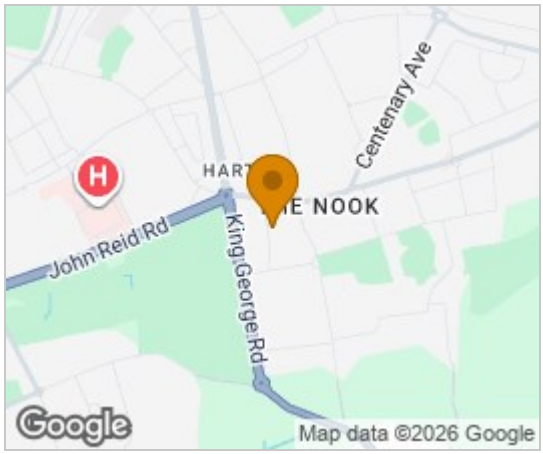
Bathroom
Bath with mains feed shower over, shower screen, part tiled and clad walls, wash basin and WC, radiator

Garage
With electric roller shutter door and courtesy door to the garden

External
Drive and outside tap to the front. Enclosed small rear garden laid to gravel for ease of maintenance

Note
Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk very low. Broadband Basic 5 Mbps, Superfast 80 Mbps. Satellite/Fibre Tv Availability BT and Sky. Mobile Coverage O2 and EE likely, Three and Vodafone limited.

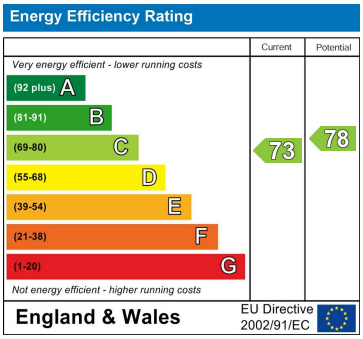
Area Map



Floor Plans



Energy Efficiency Graph



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