ColinLilley
ESTATE AGENTS



44 Hedley Close

South Shields, NE33 2ED

£118,500

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Ideal for the First Time Buyer or those downsizing and looking for a convenient location with a good sized home, we are delighted to offer this two bedroom Mid Link within five minutes walk of the town centre, Morrisons and all the facilities on offer. The home comes with a good sized lounge, a fitted kitchen diner, useful cloaks WC and has a rear store or utility space. To the first floor are two double bedrooms and a modern styled shower room. Benefits include gas central heating, double glazed windows, pedestrianised frontage and enclosed fenced gardens to both front and rear. An all round lovely home to get a foot on the property ladder or to settle into a convenient location.







Entrance porch
Via a PVCu front door and through to

Living room 14'11" x 11'5" (4.55 x 3.50)
A lovely sized living room with radiator and door to the inner hall

Inner hall
Stairs to the first floor with cupboard under, radiator

Kitchen diner 13'11" x 8'10" (4.26 x 2.70)
Fitted with white wall and base units having contrasting work surfaces housing a sink unit, electric cooker, fridge freezer, washer and dryer, radiator

Cloaks WC
WC and clad walls, ceiling spot lights.

Real lobby
With a water tap and door to the garden

Utility/Outhouse
A useful extra outhouse for storage or utility space

First floor
Landing with built in cupboard housing the central heating boiler

Bedroom 1 14'11" x 9'0" min (4.55 x 2.76 min)
Some free standing wardrobes, built in cupboard, radiator

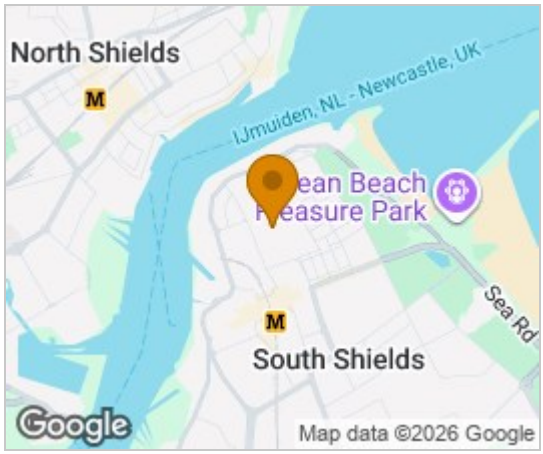
Bedroom 2 15'3" x 8'9" (4.65 x 2.67)
Radiator

Shower room 5'10" x 5'6" (1.80 x 1.70)
A modern styled shower room with clad walls and ceiling spot lights. The suite comprises a corner shower enclosure with a mixer shower, vanity units housing the WC and wash basin, towel radiator

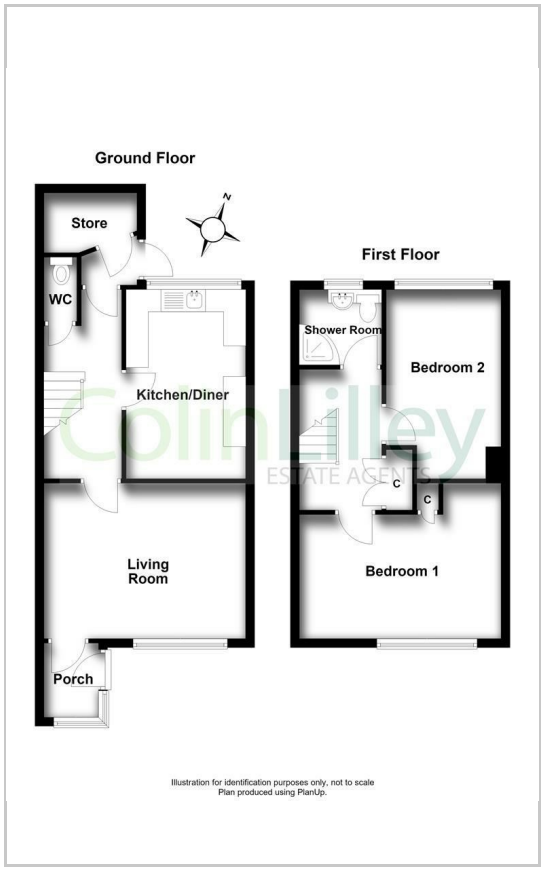
External
Pedestrianised frontage with fenced front garden. To the rear is an enclosed garden with gate access to a rear path. One garden shed to remain

Note
Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2, Three and Vodafone likely, EE limited.

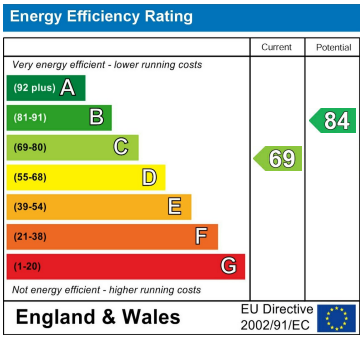
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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