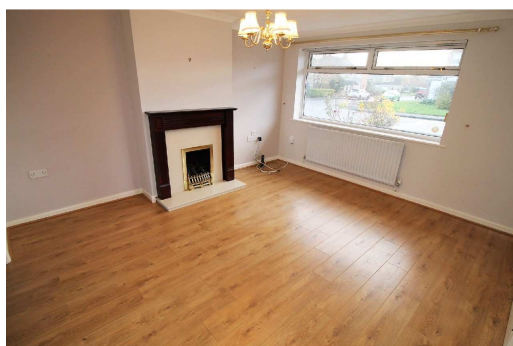




1 Leam Lane, Bishopsgarth, TS19 8UJ



A smart and well presented three bedroom semi detached house which briefly comprises of entrance hallway, lounge, dining area, kitchen, landing, three bedrooms, and bathroom/WC. The property is situated on a corner plot and has gardens to front, side and rear in addition to a single garage situated to the rear. Benefitting from gas central heating, uPVC double glazing and in our opinion viewing is highly recommended.

£119,950- NO CHAIN



ROBINSONS
SALES • LETTINGS • AUCTIONS

21 Bishop Street, Stockton-on-Tees, , TS18 1SY- Tel: 01642 607555- Email: info@robinsonstockton.co.uk
www.robinsonsestateagents.co.uk

ENTRANCE HALLWAY

Via uPVC double glazed entrance door with stairs leading to landing and double doors opening to lounge

LOUNGE

13'5 x 12'6(4.09m x 3.81m)

uPVC double glazed window to front elevation, single radiator, laminate flooring, living flame coal effect gas fire with Adam style fire surround, coving to ceiling, under stairs storage cupboard, walkway through into dining area

DINING AREA

10'5 x 8'7(3.18m x 2.62m)

uPVC double glazed window to rear elevation, single radiator, laminate flooring, coving to ceiling, door into kitchen

KITCHEN

11'3 x 7'3(3.43m x 2.21m)

A fitted kitchen with a range of wall, floor and drawer units incorporating a gas hob with extractor hood over, built in electric oven, plumbed for washing machine, space for under counter fridge or freezer, work top with inset stainless steel sink unit, mixer tap, single drainer, uPVC double glazed window to side elevation, uPVC double glazed door leading to rear garden

LANDING

Approached via stairs from entrance hallway with uPVC double glazed window to side elevation, doors leading to bedrooms one, two, three, bathroom/WC and access to loft

BEDROOM ONE

12'10 x 8'9(3.91m x 2.67m)

uPVC double glazed window to front elevation, single radiator, built in wardrobes

BEDROOM TWO

9'3 x 9'3(2.82m x 2.82m)

uPVC double glazed window to rear elevation, single radiator

BEDROOM THREE

6'8 x 6'7(2.03m x 2.01m)

uPVC double glazed window to front elevation, single radiator, built in storage cupboard

BATHROOM/WC

With white bathroom suite comprising of bath with mixer tap shower attachment, wash hand basin, low level WC, single radiator, uPVC double glazed window to rear elevation

EXTERNALLY

To the front there is an open plan laid to lawn front garden with paved footpath leading to side entrance door, to the side there is also a laid to lawn garden and access to rear garden. The rear garden is enclosed by timber fencing with a laid to lawn area and paved footpath in addition to the rear there is a single garage

SINGLE GARAGE

With manual up and over door



Energy Performance Certificate



1, Leam Lane, STOCKTON-ON-TEES, TS19 8UJ

Dwelling type: Semi-detached house
Date of assessment: 01 December 2016
Date of certificate: 01 December 2016

Reference number: 8126-7722-4939-7859-6906
Type of assessment: RdSAP, existing dwelling
Total floor area: 72 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

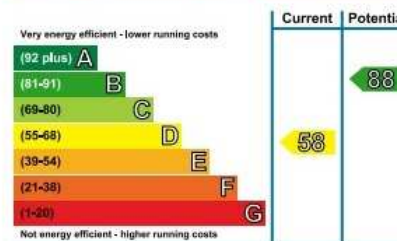
Estimated energy costs of dwelling for 3 years:	£ 2,964
Over 3 years you could save	£ 1,392

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 147 over 3 years	
Heating	£ 2,397 over 3 years	£ 1,221 over 3 years	
Hot Water	£ 345 over 3 years	£ 204 over 3 years	
Totals	£ 2,964	£ 1,572	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 957	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 135	
3 Low energy lighting for all fixed outlets	£25	£ 60	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for a purchase of carpets or any other fixtures or fittings. In order to assist our customers, we offer a confidential mortgage advisory service without obligation or charge. Our consultant is available to see you at any time in our office or in the convenience of your own home. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON MORTGAGES OR OTHER LOANS SECURED ON IT.