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99 Main Street, Shildon, County Durham, DL4 1AW

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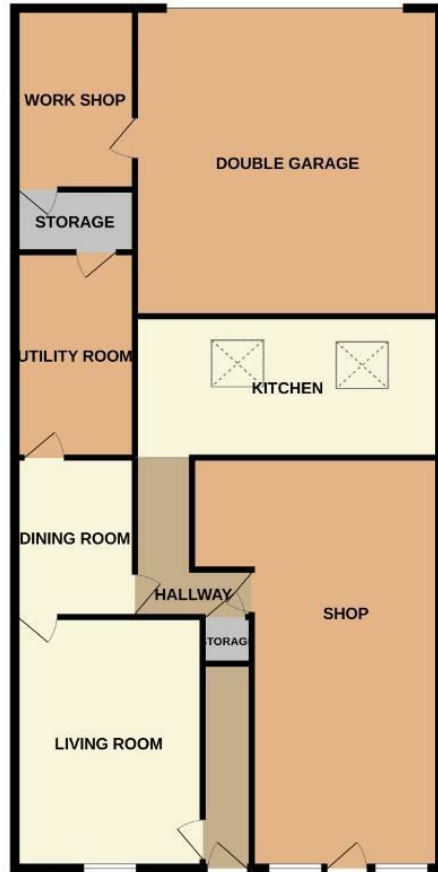
## Offers In Excess Of £90,000

A unique opportunity to purchase this semi commercial property, with three bedroom end of terrace house and retail area previously operated as a newsagents. Located just a short distance from the town centre providing access to schools, restaurants, cafes, butchers, bakers independent shops, convenience stores and healthcare services. There is an extensive public transport system in the area via both bus and rail, providing easy access to neighbouring towns and villages. Further amenities are available in the neighbouring towns Bishop Auckland and Newton Aycliffe including secondary schools, high street retail stores, leisure centres and supermarkets.

In brief the property comprises; an entrance porch leading through into the living room, dining room, kitchen and utility room. There is access to the retail area previously used as a convenience shop, double garage and workshop. The first floor contains the master bedroom, two further bedrooms and bathroom. Externally there is access into the back lane through the garage.

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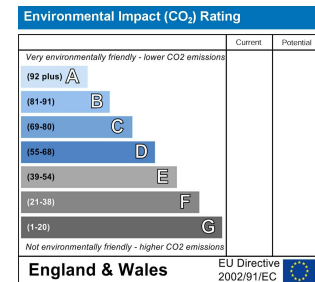
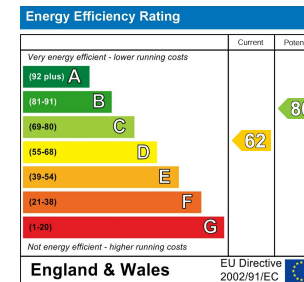
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrix 03/022



### Living Room

15'11" x 11'10"

Spacious living room located to the front of the property, benefiting from neutral decor, ample space for furniture and window to the front elevation.

### Dining Room

10'0" x 7'6"

Dining area providing space for a table and chairs and further furniture.

### Kitchen

16'0" x 9'0"

The kitchen contains a range of dark grey wall, base and drawer units, complementing work surfaces, splash backs & sink/drain unit. Space is available for a range oven along with further free standing appliances.

### Utility Room

13'1" x 8'3"

Utility area providing space for additional storage and appliances.

### Shop

29'6" x 12'11"

Large retail area located to the front of the property, with large shop window to the front elevation.

### Master Bedroom

12'9" x 12'1"

The master bedroom contains space for a king sized bed, built in storage cupboard and window to the front elevation.

### Bedroom Two

14'6" x 7'2"

The second bedroom is another good size with neutral decor, ample space for furniture and window to the front elevation.

### Bedroom Three

10'2" x 8'2"

The third bedroom is a good size single room with window to the rear elevation.

### Bathroom


10'2" x 7'10"

The bathroom contains a panelled bath, corner shower cubicle. WC and wash hand basin.

### External

Externally there is a double garage with electric roller door, separate workshop, along with A small area/courtyard to the front of the property.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



