



**Elm Road, Shildon**

DL4 1BH

**Price £65,000**



# Elm Road, Shildon

## DESCRIPTION

Well presented and modern three bedroomed family home offered for sale complete with garden and no onward chain. Located on Elm Road within a popular residential area of Shildon. It is close to primary schools, local stores, restaurants as well as great public transport links. Located only approx. 0.5 mile from the town centre which offers further array of amenities, whilst Bishop Auckland and Tindale Retail Park allow access to amenities including; supermarkets, secondary schools, restaurants, independent stores as well as popular high street retail stores. The A688 is nearby which leads to the A1(M) both North and South, ideal for commuters.

In brief the property comprises; an entrance hall leading into the the kitchen, dining room, living room and cloakroom to the ground floor, The first floor contains the master bedroom, two further bedrooms and bathroom. Externally the property has a low maintenance courtyard to the front whilst to the rear there is a further enclosed garden, with decking ideal for outdoor furniture and outbuilding providing additional storage.



# ROOMS

## Living Room

15'8" x 9'4"

Spacious and bright living room providing ample space for furniture, located to the rear of the property and French doors open out into the rear garden.

## Dining Room

15'7" x 7'8"

The dining room provides space for a dining table and chairs, further furniture and access leading through into the living room.

## Kitchen

10'11" x 8'7"

The kitchen is fitted with a range of wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drainage unit. Benefiting from an integrated oven, hob and overhead extractor along with space for further free standing appliances,

## Cloakroom

Fitted with a WC and wash hand basin.

## Master Bedroom

15'7" x 8'6"

The master bedroom is located to the front of the property, providing space for a king sized bed, further furniture and window to the front elevation.

## Bedroom Two

13'9" x 8'6"

The second bedroom is another double bedroom with window to the rear elevation.

## Bedroom Three

10'4" x 6'9"

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

## Bathroom

6'10" x 5'6"

The bathroom is fitted with a panelled bath, overhead shower, WC and wash hand basin. Opaque window to the front elevation.

## External

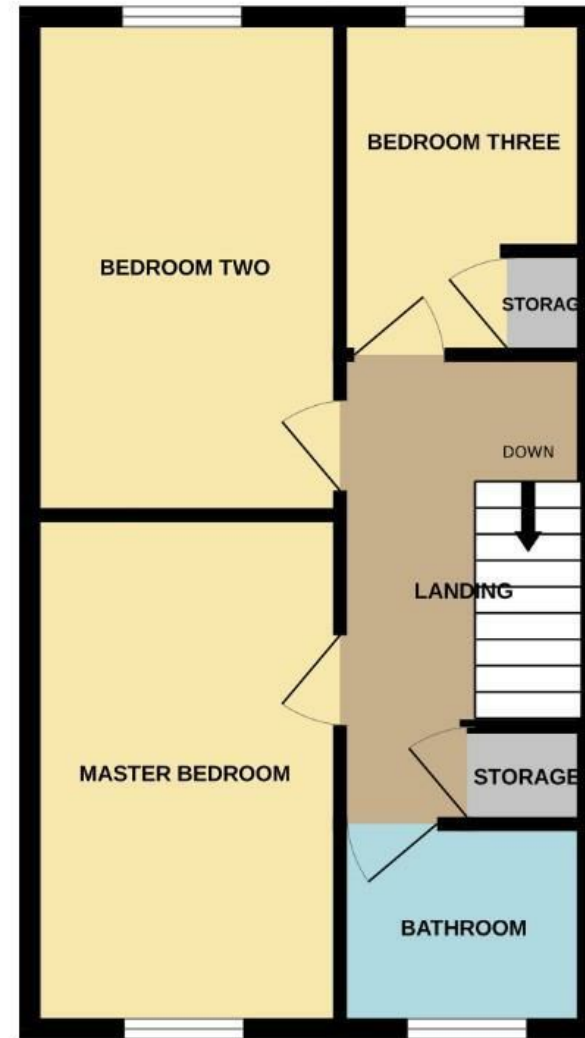
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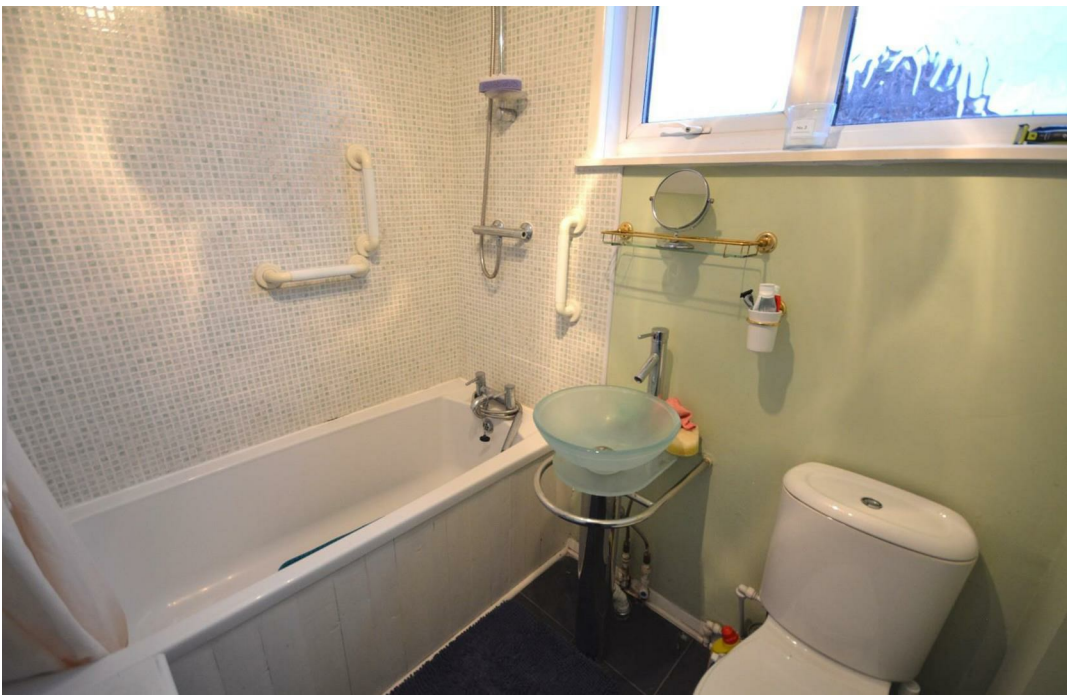


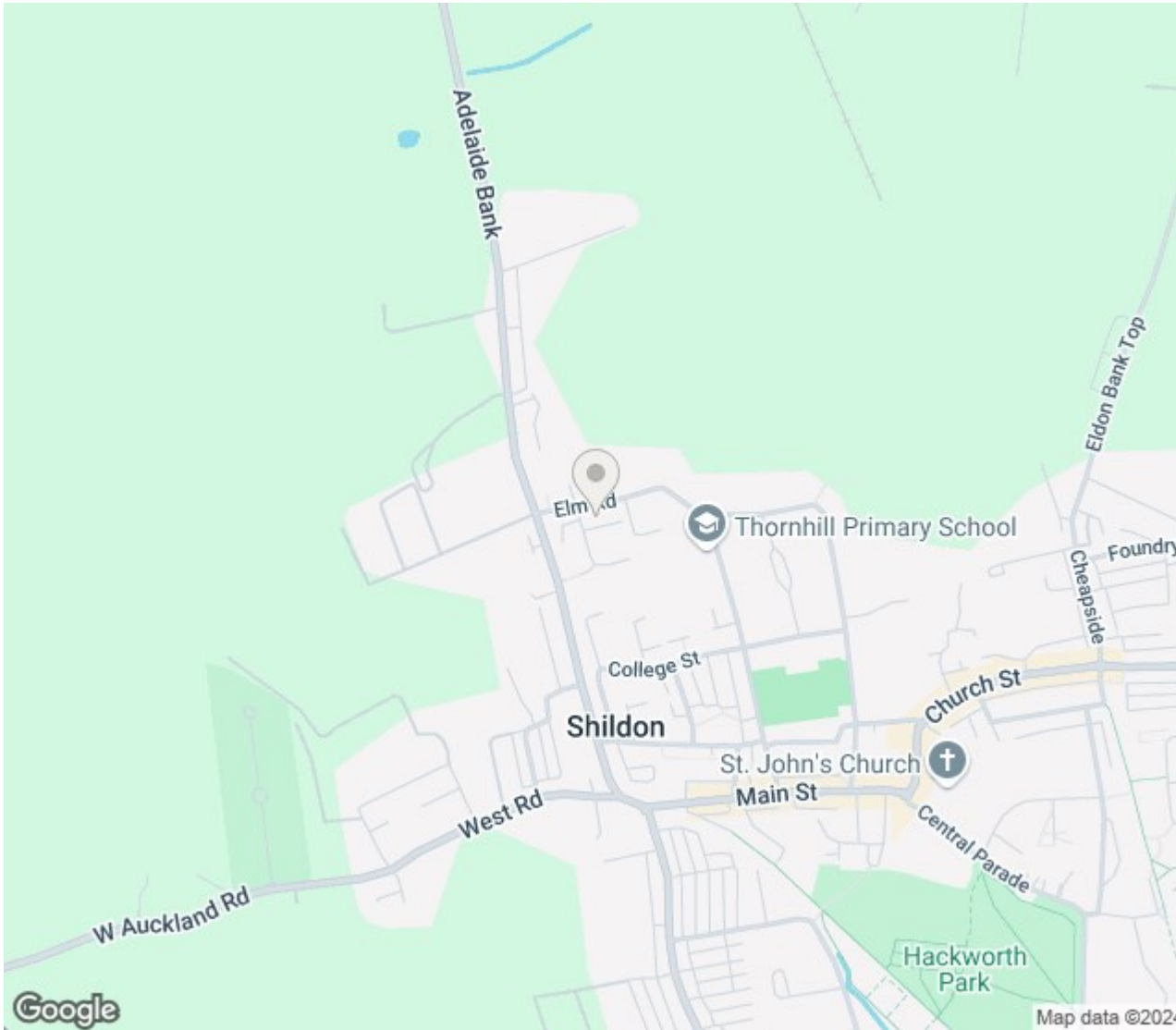
GROUND FLOOR



1ST FLOOR







## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(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	

### Thinking of Selling?

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.

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