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Holly Hill Shildon, DL4 2DA

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Price £58,000

Spacious two bedroomed family home offered for sale on Holly Hill. Located in a quiet cul de sac within Shildon with easy access to local amenities as well as being a short distance from Bishop Auckland which has a further arrange of amenities including supermarkets, popular high street retail stores, healthcare services and both primary and secondary schools. Ideal for investors or first time buyers alike. There is also an extensive public transport system which allows for access to the neighbouring towns and villages but also to further afield places such as Darlington, Durham, Newcastle and York. For commuters, the A688 and the A689 are nearby, they lead to the A1 (M) both North and South.

In brief the property comprises; an entrance hall, leading through into the living room and kitchen to the ground floor. The first floor contains the master bedroom, second double bedroom and family bathroom. Externally there is a garden to the front, along with a rear garden with a patio area ideal for outdoor furniture. Parking is available to the front.

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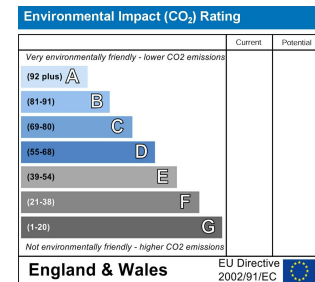
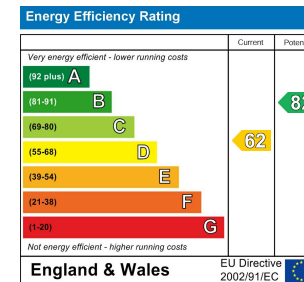
GROUND FLOOR



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.  
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### Living Room

Spacious living room, benefiting from neutral decor, ample space for furniture, window to the front elevation and patio doors to the rear allowing plenty of natural light.

### Kitchen

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

### Master Bedroom

The master bedroom provides space for a king sized bed, benefitings from built in storage cupboard and two windows to the front elevation.

### Bedroom Two

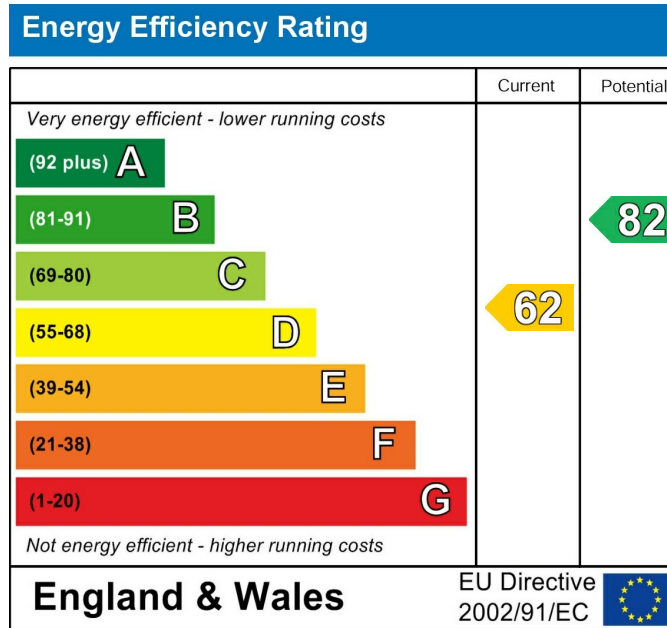
The second bedroom is another double bedroom with window to the rear overlooking the garden.

### Bathroom

Fitted with a panelled bath with overhead shower, WC and wash hand basin. Opaque window to the rear elevation.

### External

Externally there is a garden to the front, along with a rear garden with a patio area ideal for outdoor furniture.



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.





