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Sterling Way Shildon, Durham, DL4 2GT

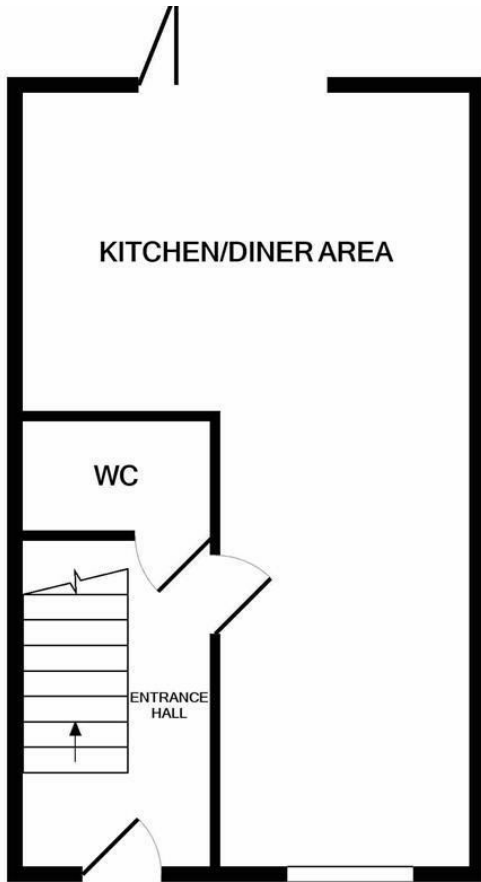
Sterling Way Shildon, Durham, DL4 2GT

Price £135,000

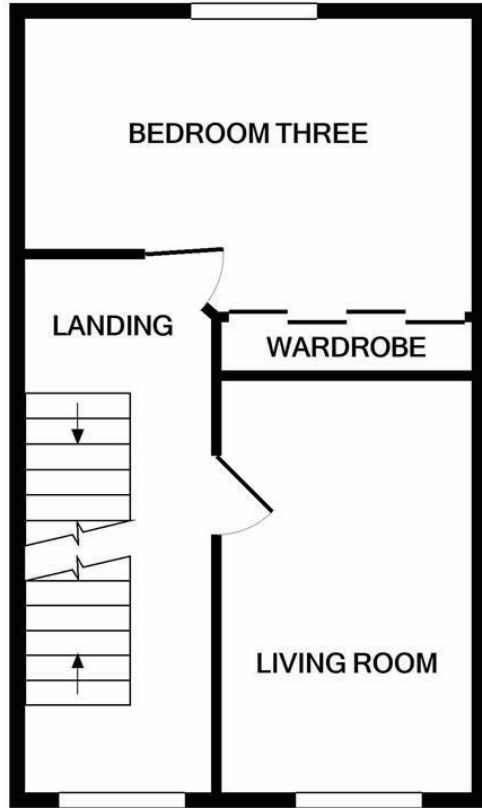
Three bedroom townhouse, located on the Middridge Vale residential development. This property will appeal to first time buyers and growing families alike. The property benefits from being close to two convenience stores, primary schools, and the local facilities of Shildon town centre. Additionally within a 3 mile radius there are further and more comprehensive shopping, educational and leisure facilities available at Bishop Auckland, Newton Aycliffe and Tindale. Transport links by train and bus to the surrounding area, employment centres, and points beyond are all available within a 5 minute walk.

In brief the property comprises; an entrance hall through to the kitchen, living area and cloakroom to the ground floor, the first floor contains the living room and third bedroom. The second floor contains the master bedroom with ensuite, second bedroom and family bathroom. Externally the enclosed front garden is laid to gravel finish; to the rear the enclosed south facing split level garden has a raised seating area, an artificial lawn and gate with access to the rear private car park with two allocated parking bays.

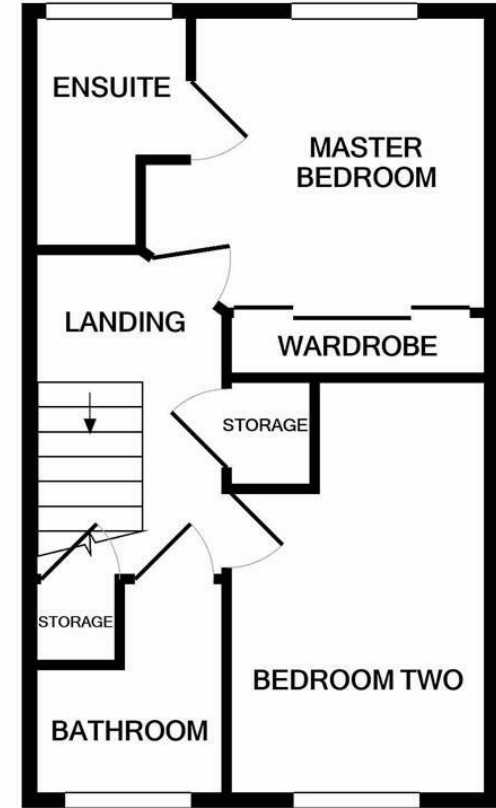
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GROUND FLOOR

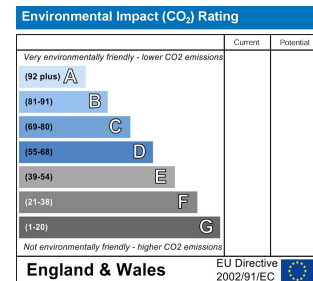
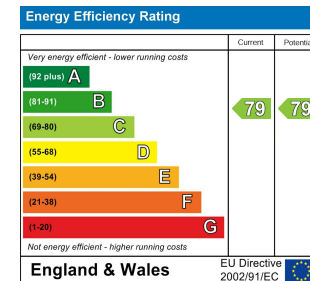


1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Kitchen/Dining Room

14'6" x 24'7"

The kitchen contains range of white wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drain unit. Benefitting from integrated electric oven/grill, microwave combi oven, and dishwasher. Gas hob, extractor hood, freestanding Hotpoint fridge freezer and washer/dryer.

Dining Room

Open plan from the kitchen, providing space for a table and chairs, Bi Fold doors open out into the rear garden.

Cloakroom

3'11" x 7'7"

Fitted with WC, wash hand basin and vanity unit with tiled splashback.

Living Room

8'1" x 11'6"

Spacious living room located on the first floor, which could also be utilised as a fourth bedroom, window to the front elevation.

Bedroom Three

13'1" x 11'0"

The third bedroom is a generous double bedroom with built in wardrobes located on the first floor. Window to the rear elevation.

Master Bedroom

9'6" x 9'11"

The master bedroom provides space for a king sized bed, further furniture, built in wardrobes and access into the ensuite shower room.

En-Suite

8'8" x 4'9"

Fitted with a single shower cubicle, WC and wash hand basin.

Bedroom Two

8'0" x 12'8"

The second bedroom is a double bedroom with window to the front elevation.

Bathroom


6'3" x 5'7"

Fitted with a panelled bath, WC and wash hand basin.

Outdoor Space

Externally there is a south facing rear enclosed split level garden, with decked seating area and artificial lawn and gated access to rear. Off street parking for two cars to the rear.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

