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Roseberry Terrace, Shildon

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Price £70,000

Spacious two bedroomed family home located on Roseberry Terrace in Shildon. This generous property has a large garden to the front as well as rear enclosed yard and on street parking. A quiet residential area of Shildon with easy access to a range of local amenities within the town. The neighbouring town Bishop Auckland provides access to a further range of amenities including supermarkets, restaurants, popular high street retail stores as well as healthcare facilities and also excellent secondary schools. For commuters, there is easy access to both the A68 which leads to the A1 (M) both North/South as well as the extensive public transport system which provides access to not only the surrounding towns and villages but to further afield places such as Darlington, Durham, Newcastle and York.

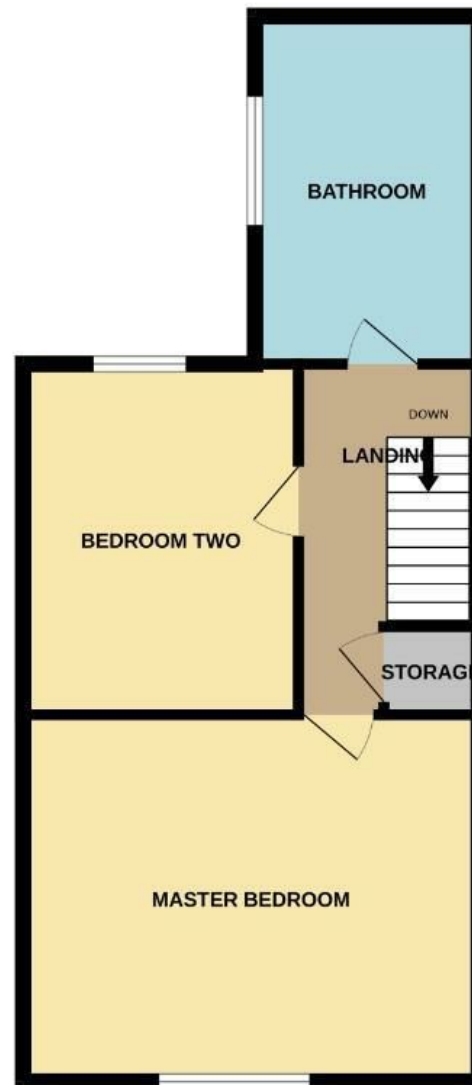
In brief the property comprises; an entrance hall leading through into the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, second bedroom and family bathroom. Externally the property has a large lawned garden to the front, whilst to the rear there is an enclosed yard with gated access into the rear lane.

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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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Living Room

13'1" x 12'1"

The living room is located to the front of the property, benefiting from ample space for furniture, gas fire with feature surround and French doors to the front elevation.

Dining Room

12'9" x 12'5"

The dining room is another good size reception room with space for a table and chairs, further furniture and window to the rear elevation.

Kitchen

12'5" x 7'2"

The kitchen is fitted with a range of wall, base and drawer units, complementing 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

16'2" x 13'1"

The master bedroom provides space for a king sized bed, further free standing furniture and window to the front elevation.

Bedroom Two

12'5" x 9'10"

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

Bathroom

11'1" x 7'2"

The bathroom is fitted with a double width bath, WC and wash hand basin. Opaque window to the side elevation.

External

Externally the property has a large lawned garden to the front, whilst to the rear there is an enclosed yard with gated access into the rear lane.



