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Busty Terrace, Shildon

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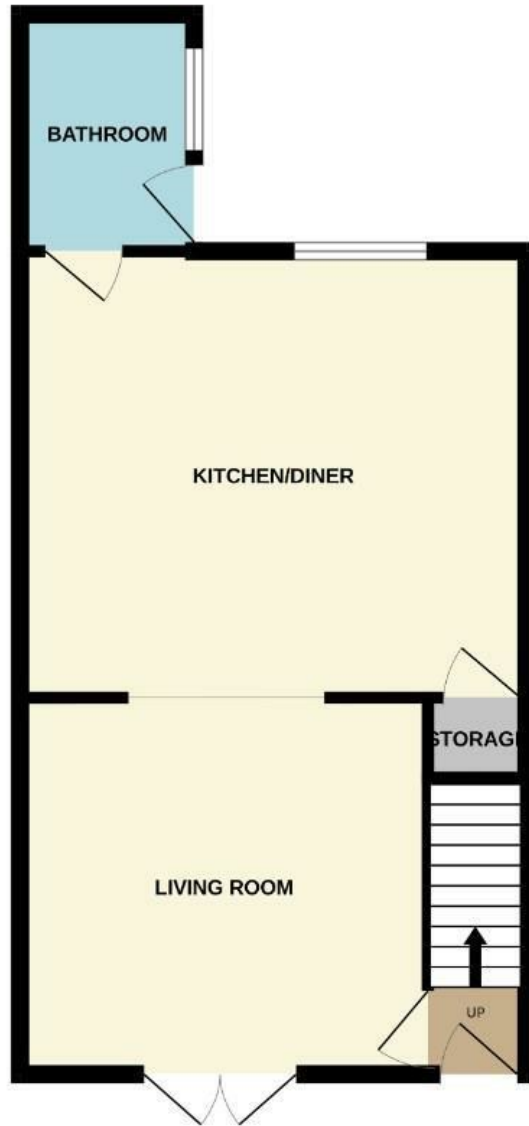
Price £86,000

Three bedroomed family home complete with large garden and countryside views. Pleasantly positioned on Busty Terrace, the outskirts of Shildon. Situated within close reach to a variety of amenities within Shildon as well as being nearby to both Tindale Retail Park and Bishop Auckland's town centre, which offers access to supermarkets, food outlets, retail stores and both primary and secondary schools. The A688 is close by and leads to the A1 (M) both North and South, there is also an extensive public transport system in the area offering 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 porch leading into the living room, kitchen and bathroom to the ground floor. Whilst the first floor contains the master bedroom and two further bedrooms. Externally the property has a large enclosed garden to the rear, whilst to the front there is an enclosed yard and on street parking available.

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

## **Living Room**

13'1" x 12'1"

The living room provides ample space for furniture, space for an electric fire, feature surround and French doors leading into the garden.

## **Kitchen/Diner**

16'4" x 14'5"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainage unit. Space is available for free standing kitchen appliances as well as a dining table and chairs.

## **Bathroom**

7'8" x 5'6"

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

## **Master Bedroom**

16'4" x 11'9"

The master bedroom provides space for a king sized bed, further furniture and large

window to the rear elevation enjoying countryside views.

## **Bedroom Two**

14'7" x 6'6"

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

## **Bedroom Three**

10'2" x 8'2"

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

## **External**

Externally the property has a large enclosed garden to the rear, whilst to the front there is an enclosed yard and on street parking available.











