



HUNTERS[®]
HERE TO GET *you* THERE

Redworth Road, Shildon

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Price £70,000

Spacious three bedroomed traditional terraced property offered for sale with no onward chain and located on Redworth Road in Shildon. Ideal for investors or first time buyers with lots of potential, large rooms and a garage to the rear. Pleasantly positioned just a short distance from local amenities including a convenience store and local shops, only approx. 1 mile from the town centre and 2.5 miles from Tindale's ever expanding retail park, which provides access to supermarkets, popular high street retail stores, restaurants, cafes and both primary and secondary schools. There is an extensive public transport system in the area allowing for access to neighbouring towns and villages as well as Bishop Auckland, Newton Aycliffe and Darlington. The A689 is nearby and leads to the A1(M) both North and South ideal for commuters.

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, two further bedrooms, bathroom and stairs leading up to the attic room providing additional storage. Externally the property has a small courtyard to the front, along with a rear yard and garage for secure storage or parking.

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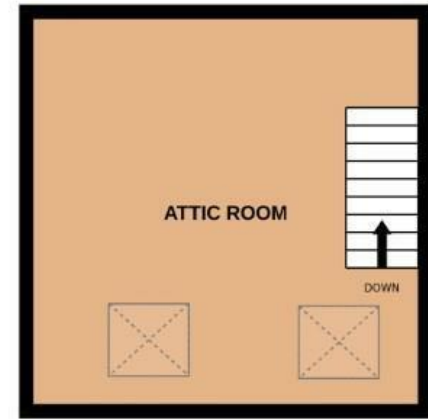
GROUND FLOOR



1ST FLOOR



2ND 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) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Living Room

13'9" x 13'1"

Large living room located to the front of the property with bay window providing plenty of natural light.

Dining Room

13'9" x 11'5"

The dining room is another good size reception room with window to the rear elevation.

Kitchen

15'8" x 8'10"

The kitchen contains a range of wall, base and drawer units, complementing work surfaces and sink/drainage unit. Space is available for free standing kitchen appliances and window to the side elevation.

Master Bedroom

13'9" x 11'3"

The master bedroom is a generous double bedroom, with feature fire surround and large bay window to the front elevation.

Bedroom Two

13'10" x 11'1"

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

Bedroom Three

11'10" x 8'10"

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

Bathroom

11'10" x 8'10"

The bathroom contains a panelled bath, double shower cubicle, wash hand basin and WC.

Attic

17'4" x 15'11"

The attic room is accessed via stairs on the landing, it provides great additional storage space and has two skylights providing natural light.

External

To the front of the property there is a small courtyard, whilst to the rear there

is an enclosed yard and single garage providing secure storage or parking.



