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Maple Avenue, Shildon

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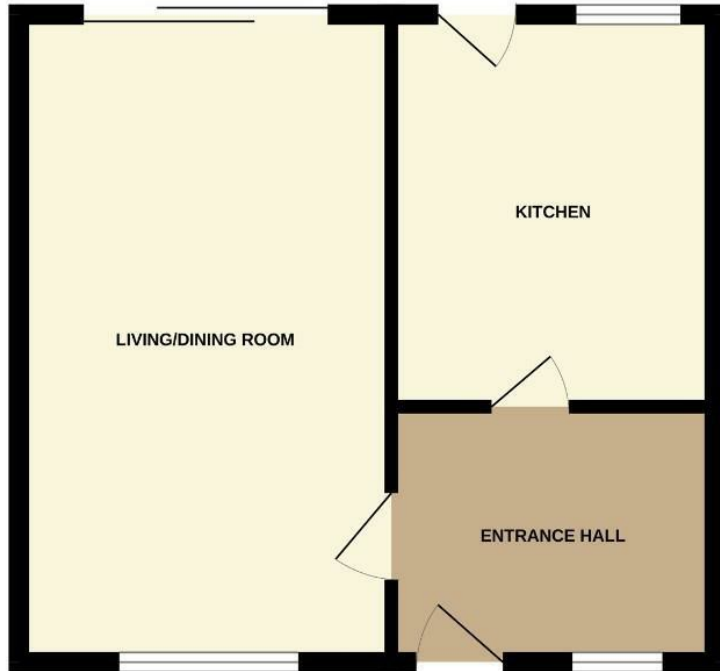
Price £75,000

Spacious three bedroomed terrace offered for sale on Maple Avenue in Shildon. This generous family home is complete with front and rear gardens. Perfect for first time buyers or investors alike. Situated a short distance from local amenities including schools, local shops, convenience stores and cafes. Bishop Auckland town centre and Tindale's ever expanding retail park offer a further range of facilities including supermarkets, secondary schools, independent stores, popular high street shops, restaurants as well as the new cinema/bowling and shopping complex opening in summer 2024. There is an extensive public transport system in the area via both bus and rail, whilst the A688 is close by for commuters.

In brief this property comprises; an entrance hallway, large living/dining room and kitchen to the ground floor, whilst the first floor accommodates the three generous bedrooms and bathroom. Externally the property has a front gravelled garden whilst to the rear is the larger garden with space for furniture and outbuilding for storage.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582  
bishopauckland@hunters.com | www.hunters.com


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) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**Living/Dining Room**

18'11" x 10'10"

The spacious living/dining room stretches the full width of the property, with windows front and rear and ample space for furniture.

**Kitchen**

11'5" x 9'10"

The kitchen is fitted with a range of units, complementing work surfaces and space for appliances. Door leading out to the rear garden.

**Master Bedroom**

14'1" x 9'4"

The master bedroom is a good sized double with window to the rear and fitted wardrobes for storage.

**Bedroom Two**

15'9" x 9'6"

The second double bedroom has window to the front elevation and plenty of space for furniture.

**Bedroom Three**

7'1" x 9'6"

The third bedroom is a generous single size with window to rear and plenty of space for a single bed and other key pieces of furniture.

**Bathroom**

7'9" x 5'3"

Comprising a low level WC, wash hand basin and panelled bath.

**External**

Externally the property has on street parking available, a gravelled front garden and larger rear garden with outbuilding for storage.



