



PHOENIX PLACE

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Phoenix Place Shildon, DL4 2HG

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£500 Per Month

Available now. Spacious and well presented two bed end of terrace with large garden located on Phoenix Place in Shildon. Pleasantly positioned within a short distance of local amenities including primary schools, convenience stores, cafes and local shops. There is an extensive public transport system in the area via both bus and rail providing regular access to neighbouring towns and villages as well as further afield places including Darlington, Durham and Newcastle. The A688 and A689 are close by leading to the A1(M) both North and South.

In brief this property comprises; a spacious living room, dining room, kitchen and bathroom to the ground floor whilst the first floor accommodates the two bedrooms. Externally to the front is the large garden, mainly laid to lawn with patio area and flower borders. On street parking is available close by.

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**Living Room**

Spacious and bright living room located to the front of the property, benefiting from neutral décor, ample space for furniture and window to the front elevation.

**Dining Room**

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

**Kitchen**

The kitchen is fitted with a range of wall, base and drawer units, contrasting work surfaces, tiled splash backs a sink/drainage unit. Benefiting from an integrated electric oven and hob along with space for further free standing appliances.

**Bathroom**

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

**Master Bedroom**

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

**Bedroom Two**

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

**External**

Externally to the front the large enclosed garden is mainly laid to lawn with patio area for furniture and flower borders.

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.



