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Byerley Road, Shildon

19 Byerley Road, Shildon, DL4 1JJ

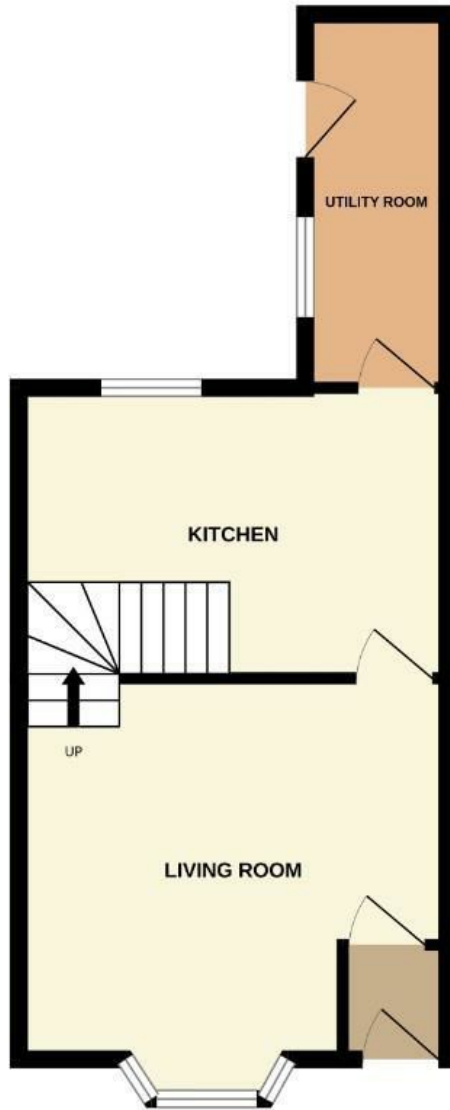
Price £60,000

Well presented two bedroom traditional terraced property offered for sale with no onward chain, on Byerley Road in Shildon. This spacious property is perfect for first time buyers or buy to let, with modern decor throughout and located just a short distance from local amenities including primary schools, convenience stores, local shops, cafes and restaurants. There is an extensive public transport system in the area via bus and rail allowing for access to neighbouring towns and villages. Bishop Auckland and Newton Aycliffe provide access to facilities such as secondary schools, supermarkets, retail stores and high street shops. The A6072 is close by leading to the A1(M) ideal for commuters.

In brief the property comprises; an entrance hall leading through into the living room, kitchen/diner and utility room to the ground floor. The first floor contains the master bedroom, second bedroom and family bathroom. Externally the property has an enclosed paved yard to the rear with gated access into the rear lane, whilst to the front on street parking is available.

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GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92 plus A		
81-91 B		80
69-80 C		
55-68 D	62	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

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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Living Room

14'1" x 12'5"

Bright and spacious living room located to the front elevation, with neutral décor, ample space for furniture, gas fire with feature surround and large bay window providing plenty of natural light.

Kitchen/Diner

14'1" x 9'6"

The kitchen is fitted with a modern range of white wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing furniture.

Utility Room

4'7" x 12'3"

The utility room provides additional storage space along with space for appliances including a washing machine and dryer.

Master Bedroom

14'1" x 12'5"

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

Bedroom Two

10'9" x 6'2"

The second bedroom is a further good size bedroom with window to the rear elevation.

Bathroom

4'7" x 12'5"

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

External

Externally the property has an enclosed yard to the rear with gated access into the rear lane, whilst to the front on street parking is available.





