



Coronation Avenue

Shildon, DL4 2AY

Price £77,500



Two bedroomed end of terrace property located on Coronation Avenue in Shildon. Ideal for investors sold with a tenant in situ. The property is only a short distance from local amenities including primary schools, local shops, convenience stores and restaurants, whilst further facilities are located in the nearby town Bishop Auckland and ever expanding Tindale retail park which both offer supermarkets, retail shops, food outlets as well as secondary schools and the new cinema/bowling and shopping complex opening summer 2024. There's an extensive public transport system in the area via both bus and rail, whilst the A689 is close by for commuters.

In brief the property comprises; an entrance hall leading through into the living room and kitchen to the ground floor. The first floor contains the master bedroom, second double bedroom and bathroom. Externally the property has a large lawned garden to the front and side of the property as well as on street parking available. Whilst to the rear there is a further enclosed garden mainly laid to lawn with patio area idea for outdoor furniture.



Living Room 19'0" x 11'0" (5.8m x 3.36m)
 Bright and spacious living room with ample space for furniture and dual aspect windows providing plenty of natural light.

Kitchen 11'5" x 9'2" (3.5m x 2.8m)
 The kitchen is fitted with a range of wood wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Benefitting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

Master Bedroom 17'0" x 9'6" (5.2m x 2.9m)
 The master bedroom provides space for a double bed, fitted storage cupboard and two windows to the front elevation.

Bedroom Two 11'5" x 9'2" (3.5m x 2.8m)
 The second bedroom is another double bedroom with window to the rear elevation.

Bathroom 8'11" x 5'2" (2.72m x 1.6m)
 The bathroom is fitted with a panelled bath, overhead shower, WC and wash hand basin.

External
 Externally the property has a large lawned garden to the front and side of the property as well as on street parking available. Whilst to the rear there is a further enclosed garden mainly laid to lawn with patio area idea for outdoor furniture.

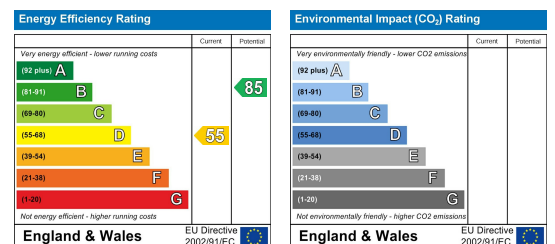
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.