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Elm Drive Shildon, DL4 1BN

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Price £77,500

Spacious two bedroomed mid terrace property, ideal for investors sold with a tenant in situ. The property is ideally located for amenities, in Shildon town centre and both Tindale Retail Park and Bishop Auckland provide a range of facilities such as; supermarkets, popular high street retail stores, restaurants and both primary and secondary schools. The A6072 is nearby and leads to the A68 and then to the A1(M) both North and South, perfect for commuters. There is an extensive public transport system in the area allowing for frequent access to neighbouring towns and villages, Newton Aycliffe, Bishop Auckland and Darlington.

In brief the property comprises; an entrance hall leading 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 low maintenance garden to both the front and rear along with outhouse providing additional storage.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Living Room**

20'0" x 10'9"

Spacious and bright living room benefiting from neutral décor with window to the front elevation and French doors to the rear leading into the garden.

**Kitchen**

12'1" x 6'10"

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

**Master Bedroom**

11'1" x 8'10"

The master bedroom provides space for a double bed, fitted with built in wardrobes and window to the front elevation.

**Bedroom Two**

11'1" x 11'1"

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

**Bathroom**

8'6" x 5'2"

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

**External**

To the front elevation there is a low maintenance enclosed garden. To the rear of the property there is a further enclosed low maintenance enclosed garden with outhouse providing additional storage. On street parking is available.

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.





