



HUNTERS[®]

HERE TO GET *you* THERE

Holly Hill, Shildon

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Price £55,000

Spacious two bedroomed semi detached property offered for sale, located on Holly Hill in Shildon and sold with a tenant already in situ. Situated in a quiet residential area of Shildon. Situated only approx. 3 miles from Bishop Auckland's town centre, which provides access to a large range of facilities, including supermarkets, popular high street retail stores, healthcare services and both primary and secondary schools. There is also an extensive public transport system which allows for access to the neighbouring towns and villages but also to further afield places such as Darlington, Durham, Newcastle and York. For commuters, the A688 and the A689 are nearby, they lead to the A1 (M) both North and South.

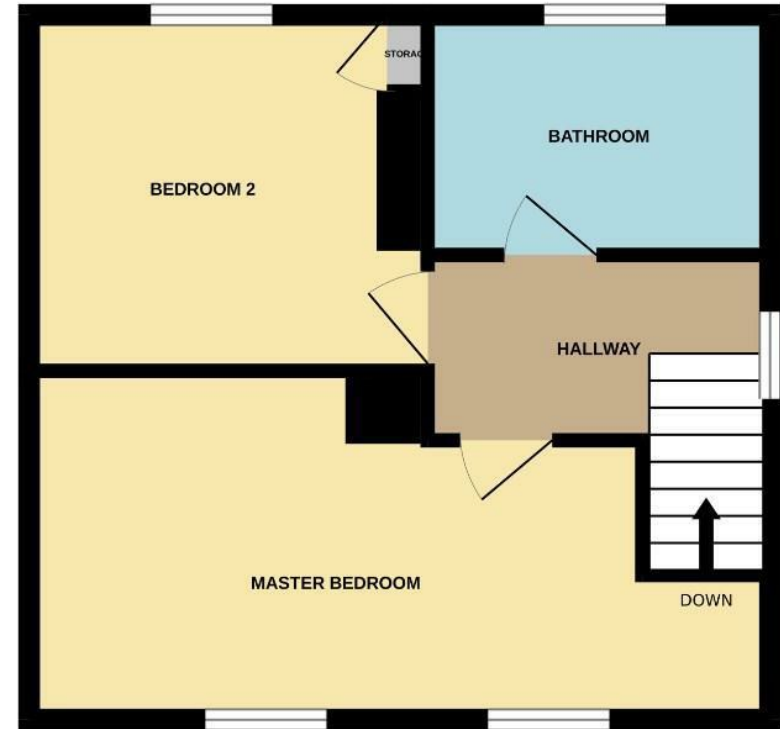
In brief the property comprises; an entrance hall leading through into the living room and kitchen to the ground floor. Whilst the first floor contains the master bedroom, second bedroom and bathroom. Externally the property has a lawned garden to the front and rear along with outhouse providing additional storage. To the front of the property on street parking is available.

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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	

Living Room

19'0" x 10'9"

Bright and spacious living room, with ample space for furniture and window to both the front and rear elevation.

Kitchen

11'5" x 9'2"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainage unit. Space is available for free standing appliances.

Master Bedroom

20'4" x 9'5"

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

Bedroom Two

13'1" x 9'2"

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

Bathroom

6'4" x 5'4"

The bathroom is fitted with a panelled bath, overhead shower, WC and wash hand basin.

External

Externally the property has a lawned garden to the front and rear along with outhouse providing additional storage. To the front of the property 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.

