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Byerley Road Shildon, DL4 1HW

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Price £120,000

Stunning three bedroomed traditional terraced family home located on Byerley Road in Shildon. This modern property has been beautifully updated by the current owners including new bathroom, new kitchen, carpets and is spacious throughout, 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 into the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, second bedroom and modern shower room. Stairs on the landing ascend to the second floor containing the third bedroom. Externally the property has an enclosed yard to the rear, leading out to the rear lane. Across the rear lane the property benefits from a driveway and garage providing ample off street parking. Behind the garage there is a meticulously maintained landscaped garden with lawned area, as well as patio and decking providing ample space for outdoor furniture,

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GROUND FLOOR



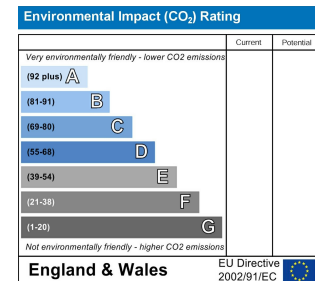
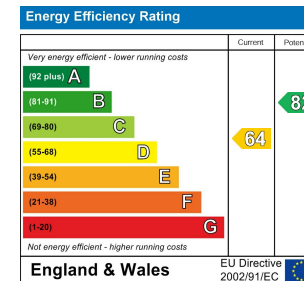
1ST FLOOR



2ND 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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**Living Room**

13'1" x 11'1"

Spacious living room located to the front of the property benefiting from modern decor, electric fire, ample space for furniture and bay window to the front elevation.

**Dining Room**

16'8" x 12'1"

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

**Kitchen**

17'0" x 6'4"

The kitchen has been fitted with a range of high gloss, wall base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob, overhead extractor hood along with space for further freestanding appliances such as a washing machine.

**Master Bedroom**

11'1" x 10'5"

Spacious master bedroom providing room for a king sized bed, further furniture and window to the front elevation.

**Bedroom Two**

12'1" x 8'10"

The second bedroom is another large double bedroom, with built in wardrobes and window to the rear elevation.

**Shower Room**

9'8" x 6'4"

The shower room contains a double walk in shower cubicle with overhead mains fed shower, WC and wash hand basin. Opaque window to the side elevation.

**Bedroom Three**

15'1" x 11'5"

The third bedroom is located on the second floor, again another spacious double bedroom with window to the rear elevation.

**External**

Externally the property has an enclosed yard to the rear, leading out to the rear lane. Across the rear lane the property benefits from a driveway and garage providing ample off street parking. Behind the garage there is a meticulously maintained landscaped garden with lawned area, as well as patio and decking providing ample space for outdoor furniture,

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.





When I saw you  
I fell in love  
& you smiled  
because you know



