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Burnie Gardens, Shildon

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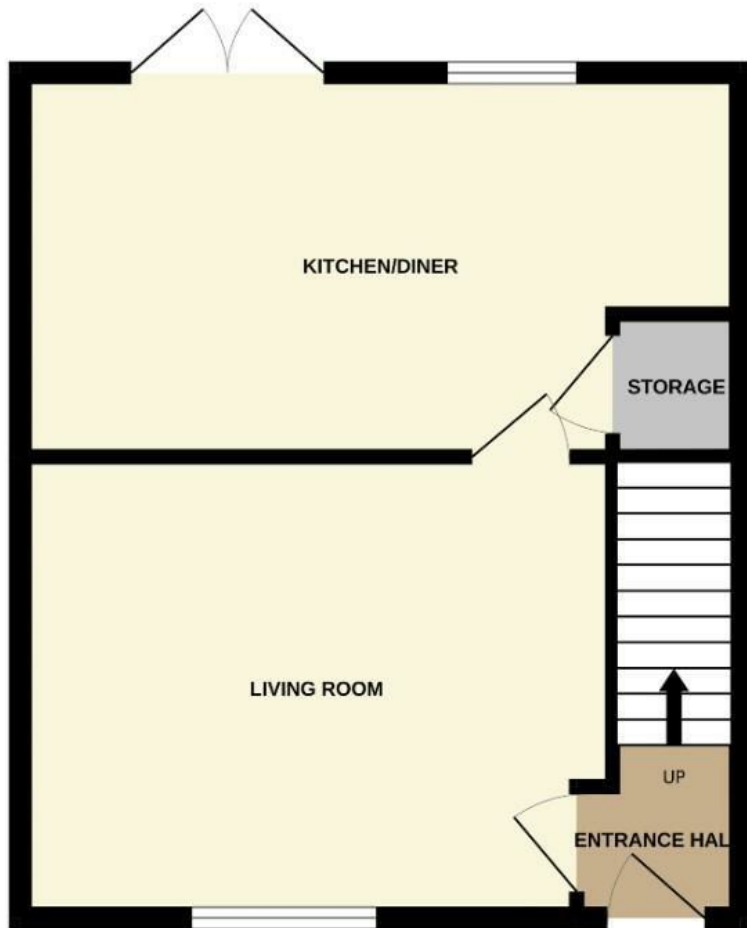
Price £120,000

Immaculately presented two bedroomed terraced property on Burnie Gardens in Shildon. Ideal for first-time buyers and families alike. Recently refurbished to a high standard throughout including a new kitchen, bathroom, heating system as well as having both a garden and driveway to the front. Located just a short distance from the town centre providing ample amenities, whilst there is an extensive public transport system in the area allowing access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham and Newcastle. The A689 is nearby and leads to the A1(M) both North and South, ideal for commuting.

In brief the property comprises; an entrance hall leading into the living room and modern kitchen/diner to the ground floor. The first floor contains the master bedroom, second bedroom and family bathroom. Externally there is a gravelled garden to the front along with on street parking available. To the rear there is a large enclosed garden which is mainly laid to lawn, along with patio area ideal for outdoor furniture, along with outside toilet and outhouse providing additional storage.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

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			
(02 plus) A			
(01-01) 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

Bright and spacious living room located to the front of the property, benefiting from neutral décor, new carpets and bay window to the front elevation.

Kitchen/Diner

The kitchen is fitted with a range of new grey wall, base and drawer units, complementing work surfaces, splash backs and sink/drainage unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for free standing appliances and a table and chairs. French doors to the rear leading into the garden.

Master Bedroom

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

Bedroom Two

The second bedroom is another double bedroom with built in wardrobe and window to the rear elevation

Bathroom

The bathroom contains a panelled bath, wash hand basin and WC. Opaque window to the rear elevation.

External

Externally there is a gravelled garden to the front along with on street parking available. To the rear there is a large enclosed garden which is mainly laid to lawn, along with patio area ideal for outdoor furniture, along with outside toilet and outhouse providing additional storage.





