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Dale Road Shildon, County Durham, DL4 2LA

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Price £80,000

Three bedroomed family home located on Dale Road in Shildon, just a short distance from Shildon's town centre as well as being only approx. 3 miles from both Tindale's Retail Park and Bishop Auckland Town Centre, which all provide an array of amenities such as supermarkets, schools, retail stores, food outlets, restaurants, healthcare services as well as local and independent shops. There is an extensive public transport system in the area, offering regular access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham and Newcastle.

In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen and shower room to the ground floor. The first floor contains the master bedroom and two further bedrooms. Externally there is a well maintained enclosed yard to the rear and on street parking available to the front.

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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 ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Living Room

12'2" x 12'10"

Spacious and bright living room located to the front of the property, benefiting from neutral decor, gas fire with feature surround and bay window to the front elevation.

Dining Room

7'3" x 15'1"

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

Kitchen

6'7" x 6'11"

The kitchen contains a range of solid wall, base and drawer units, complimenting work surfaces, tiled splash backs and sink/drain unit. Benefitting from an integrated electric oven, gas hob, overhead extractor hood and dishwasher. Space is available for a washing machine and fridge/freezer.

Shower Room

5'7" x 6'7"

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

Master Bedroom

9'7" x 12'10"

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

Bedroom Two

7'3" x 9'11"

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

Bedroom Three

6'11" x 7'5"

The third bedroom is a single bedroom with en suite WC. Window to the side elevation.

Outdoor Space

Externally there is a rear enclosed yard with outhouse providing additional storage as well as gated access to the back lane. 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.





