



## Byerley Road

Shildon, DL4 1JQ

£475 Per Month



Two bedroomed terraced property located on Byerley Road. Local amenities are available nearby whilst neighbouring town centre Bishop Auckland as well as Tindale Retail Park provide access to a wider range of amenities from supermarkets to retail stores, popular high street stores as well as restaurants and cafes. There is an extensive public transport system in the area providing access to nearby towns and villages, whilst the A689 is nearby leading to the A1(M).

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 bathroom. Externally there is an enclosed yard to the rear with gated access into the back lane, whilst to the front on street parking is available.



### Living Room 11'2" x 11'2" (3.4 x 3.4)

Spacious and bright living room located to the front of the property, ample space for furniture and fitted with both a gas fire and a bay window to the front elevation.

### Dining Room 12'7" x 14'9" (3.84 x 4.5)

The second reception room is another good size with space for a table and chairs as well as further pieces of furniture, fitted with a gas fire and window to the rear elevation.

### Kitchen 7'1" x 13'7" (2.16 x 4.15)

The kitchen contains a range of modern cream wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink unit. Benefiting from an integrated electric oven, ceramic electric hob and overhead extractor hood along with space for further free standing furniture.

### Master Bedroom 11'2" x 14'10" (3.4 x 4.53)

The master bedroom is a spacious bedroom with room for a king sized bed, further furniture and window to the front elevation.

### Bedroom Two 8'11" x 12'6" (2.73 x 3.8)

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

### Bathroom 5'11" x 7'10" (1.8 x 2.4)

The bathroom contains a panelled bath, overhead shower, WC and wash hand basin.

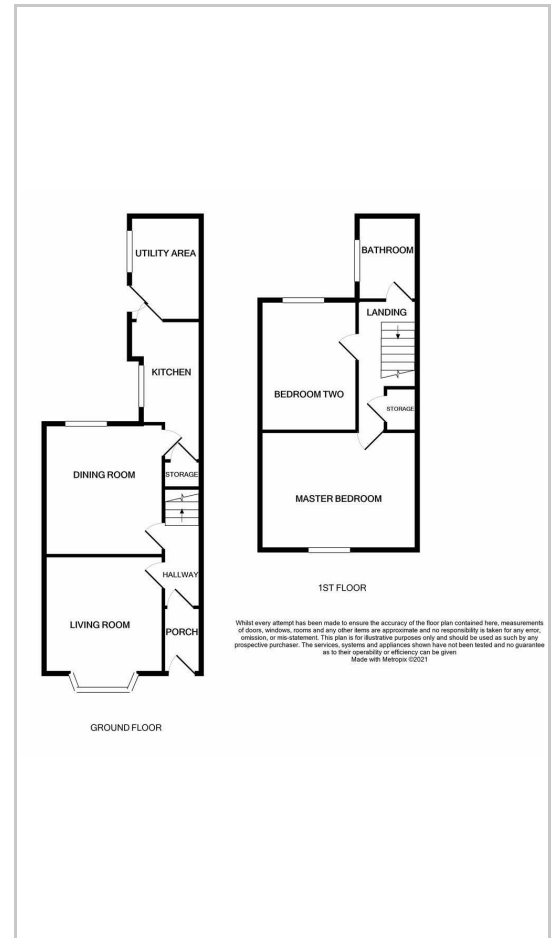
### Outdoor Space

To the rear of the property there is an enclosed yard with gated access into the rear lane, whilst to the front on street parking is available.

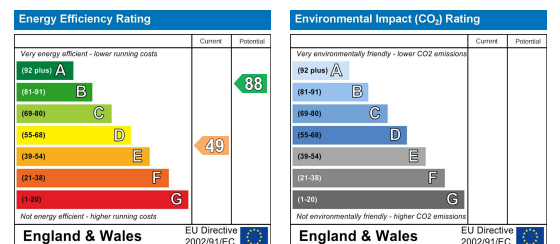
### Area Map



### Floor Plans



### Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.