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Dalton Crescent Shildon, DL4 2LF

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By Auction £42,000

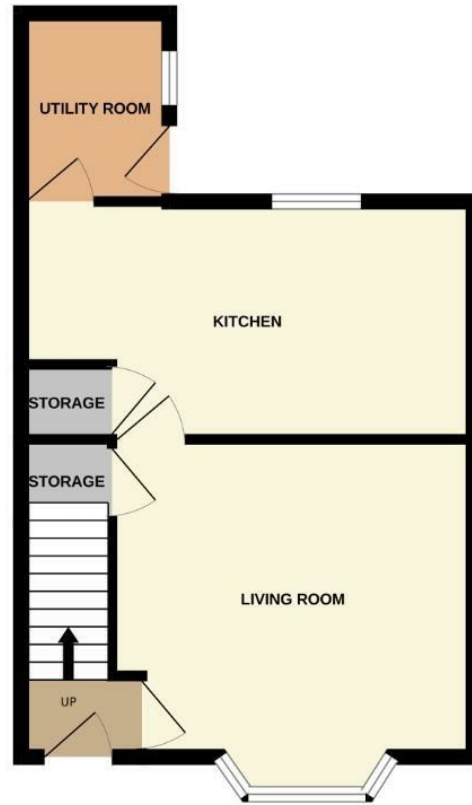
*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £42,000* BIDDING CLOSES 30 AUGUST 2.30PM * FEES APPLY *

Two bedroomed terraced property located on Dalton Crescent in Shildon. Just a short distance from the 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.

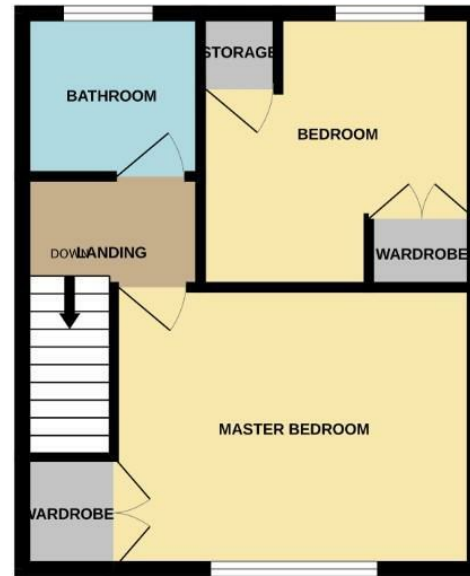
In brief the property comprises; an entrance hall leading through into the living room and kitchen/diner to the ground floor. The first floor contains the master bedroom, second bedroom and bathroom. Externally at the front the property has a small enclosed garden and on street parking available. Whilst to the rear there is a further enclosed garden, mainly laid to lawn with outhouses providing additional storage.

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GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.2 sq.m.) approx.

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

13'3" x 11'9"

Spacious and bright living room located to the front of the property with large bay window providing plenty of natural light.

Kitchen/Diner

16'8" x 8'10"

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

Utility Room

6'10" x 5'5"

Utility room providing additional storage space and room for further free standing appliances.

Master Bedroom

15'1" x 10'5"

The mater bedroom provides space for a king size bed, further furniture, built in storage cupboard and window to the front elevation.

Bedroom Two

11'7" x 8'2"

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

Bathroom

6'8" x 5'7"

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

External

Externally at the front the property has a small enclosed garden and on street parking available. Whilst to the rear there is a further enclosed garden, mainly laid to lawn with outhouses providing additional storage.

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.



