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Byerley Road Shildon, DL4 1HW

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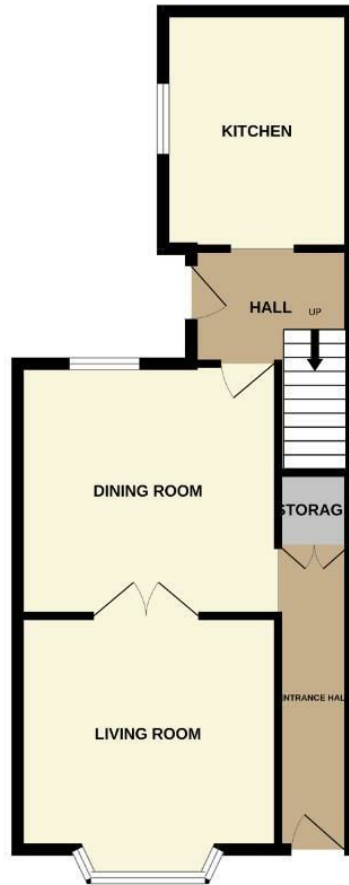
Price £65,000

Two bedroomed terraced property located on Byerley Road in Shildon. Situated 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 through into the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, second bedroom and bathroom. Externally the property has on street parking to the front of the property whilst to the rear there is an enclosed yard with gated access into the back lane.

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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.
Made with MetreX 12/2024

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

12'7" x 11'1"

Bright and spacious living room providing space for an electric fire with feature surround, ample space for furniture and window to the rear elevation.

Dining Room

12'2" x 11'0"

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

Kitchen

11'1" x 8'11"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

Master Bedroom

10'11" x 9'6"

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

Bedroom Two

11'1" x 6'2"

The second bedroom is another good size bedroom with window to the front elevation.

Bathroom

12'4" x 5'8"

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

External

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

Notes

Garden available by separate negotiation.

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.



