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Garbutt Street Shildon, County Durham, DL4 1AR



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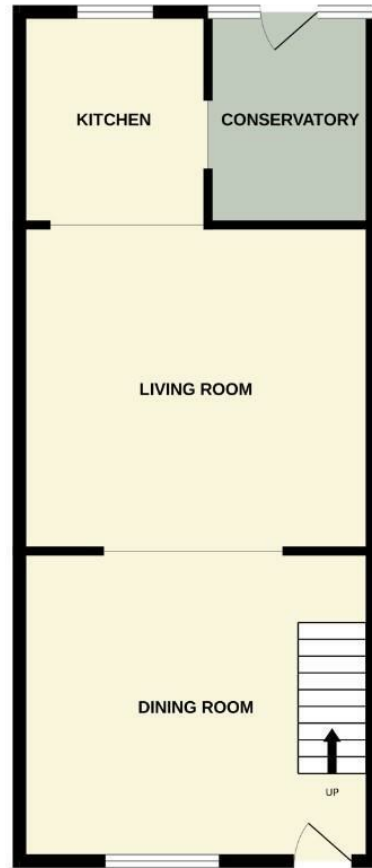
Price £70,000

Modern two bedroomed terraced property located on Garbutt Street, benefiting from a landscaped garden, modern decor and spacious rooms throughout. The property is located in Shildon. Offering easy access to a range of local amenities, including schools, shops, and restaurants, while nearby Bishop Auckland and Tindale's retail park provide additional facilities such as supermarkets, secondary schools, high street shops, and retail stores. The area is well-served by public transport, with extensive bus and train services, and the A688 is conveniently close for commuters.

In brief the property comprises; an entrance hall leading through into the dining room, living room, kitchen and conservatory to the ground floor. The first floor contains the master bedroom, second double bedroom and the family bathroom. Externally the property has on street parking to the front, whilst to the rear there is a low maintenance, enclosed landscaped garden with fenced perimeter borders.

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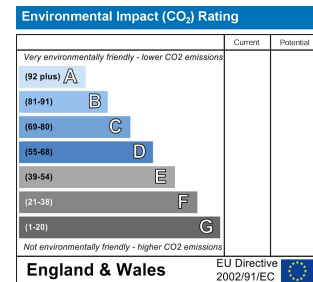
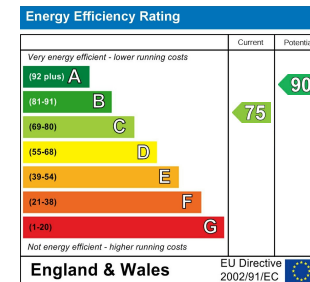
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 Metropix 22024.



**Dining Room**

15'5" x 13'6"

Spacious dining room located to the front of the property with room for a table and chairs, further furniture and window to the front elevation.

**Living Room**

15'1" x 14'1"

The second reception room is another good size with space free standing furniture, space for an electric fire with feature surround and access into the kitchen.

**Kitchen**

9'2" x 8'2"

The kitchen is fitted with a range of wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drainage unit. Space is available for free standing appliances.

**Conservatory**

8'2" x 6'6"

Conservatory located to the rear, providing additional storage space or additional seating space.

**Master Bedroom**

15'5" x 13'6"

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

**Bedroom Two**

14'5" x 12'1"

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

**Bathroom**

8'2" x 6'2"

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

**External**

Externally the property has on street parking to the front, whilst to the rear there is a low maintenance, enclosed landscaped garden with fenced perimeter borders.

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.











