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Ferens Terrace Shildon, DL4 2LL

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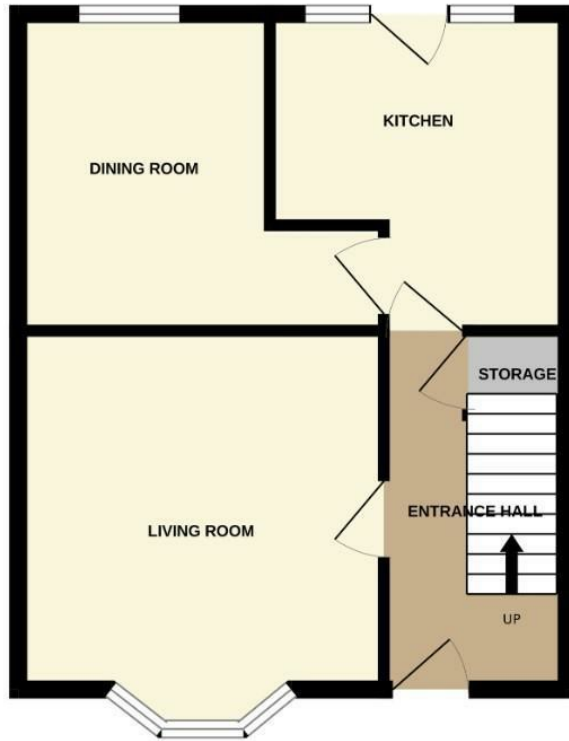
Price £80,000

Three bedroomed semi detached property located on Ferens Terrace, 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.

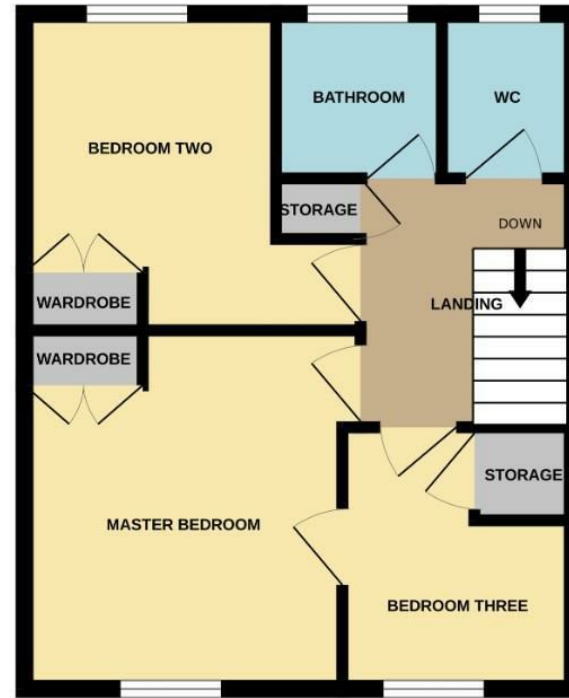
In brief the property comprises; an entrance hall leading through into the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, two further bedrooms and bathroom. Externally the property has an lawned garden to the front, whilst to the rear there is a further lawned garden, patio area for outdoor furniture and outhouses providing additional storage.

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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.
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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

12'0" x 11'9"

Spacious and bright living room located to the front of the property, with neutral decor, ample space for further furniture and bay window to the front elevation.

Dining Room

10'4" x 8'2"

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

Kitchen

9'10" x 7'1"

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. Fitted with an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

Master Bedroom

12'1" x 11'9"

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

Bedroom Two

10'5" x 10'2"

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

Bedroom Three

7'6" x 6'6"

The third bedroom is a single room with window the front elevation.

Bathroom

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

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.





