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Byerley Road Shildon, DL4 1HN

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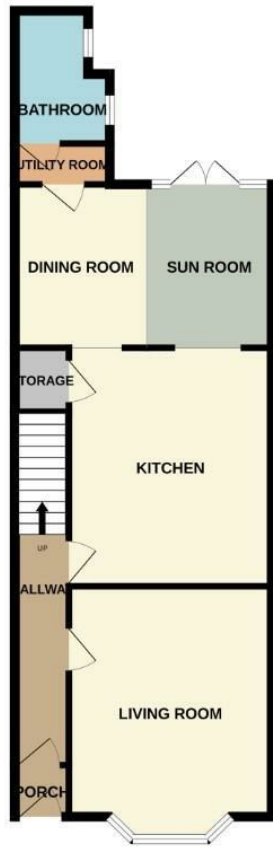
Price £90,000

Beautifully presented and modern three bedrooled family home 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.

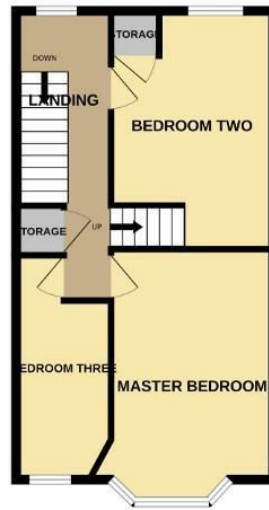
In brief the property comprises; an entrance hall leading through into the living room, dining room, sun, room, kitchen, utility area and bathroom to the ground floor. The first floor contains the spacious master bedroom and two further bedrooms. The attic room is accessed via paddle stairs and could be used as a home office, play room or additional storage. Externally the property has on street parking available to the front, whilst to the rear there is a private enclosed yard with gated access into the back lane.

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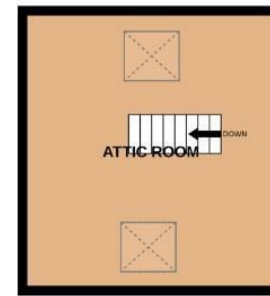
GROUND FLOOR



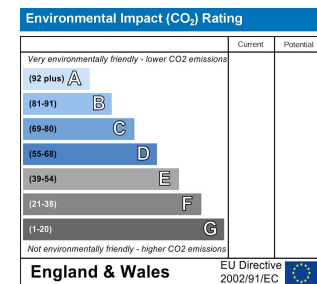
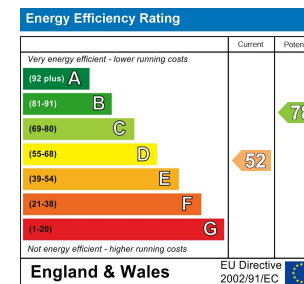
1ST FLOOR



2ND 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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Living Room

13'7" x 12'0"

Spacious and bright living room located to the front of the property, with ample space for furniture, wall mounted gas fire and large bay window to the front elevation.

Kitchen

14'3" x 12'2"

The kitchen is fitted with a contemporary range of high gloss wall, base and drawer units, contrasting granite work surfaces, splash backs and sink/drainage with mixer tap. Fitted with a range cooker as well as integrated appliances including; a fridge/freezer, dishwasher and microwave.

Dining Room/Sun Room

14'7" x 9'10"

The dining room provides space for a table and chairs, along with further furniture. Open plan leading through to the sun room area, providing a great additional seating area with French doors opening out to the rear.

Utility Area

5'6" x 2'3"

Providing space for a washing machine and tumble dryer.

Bathroom

7'10" x 5'6"

Modern family bathroom that has been recently refitted, with a panelled bath with overhead shower, wash hand basin set in a vanity unit, WC, heated towel rail and feature LED lighting.

Master Bedroom

17'0" x 9'6"

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

Bedroom Two

14'1" x 9'6"

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

Bedroom Three

13'9" x 5'10"

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

Attic Room

17'6" x 14'5"

The attic room is accessed via paddle stairs on the landing, it provides space that can be used as a home office, playroom or additional storage. Two skylights providing lots of natural light.

External

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

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.



