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Main Street Shildon, County Durham, DL4 1AL

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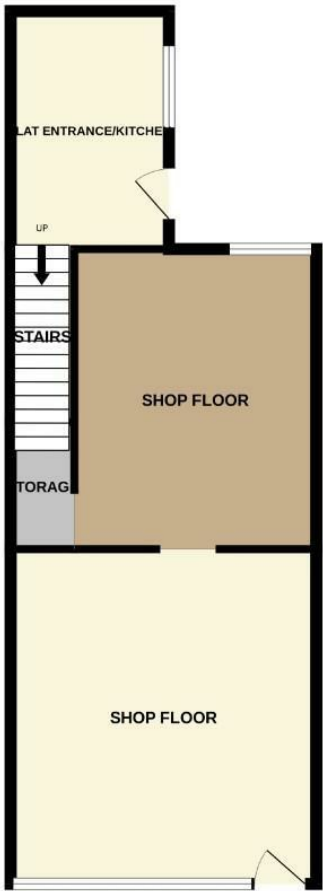
Offers Over £60,000

A unique opportunity to purchase this semi commercial property, with the ground floor previously being utilised as a hair dressers/barbers with a self contained one bedroomed flat above. Ideal for investment or subject to planning, converting it back into a terraced family home. The property is just a short distance from the town centre providing access to schools, restaurants, cafes, butchers, bakers independent shops, convenience stores and healthcare services. There is an extensive public transport system in the area via both bus and rail, providing easy access to neighbouring towns and villages. Further amenities are available in the neighbouring towns Bishop Auckland and Newton Aycliffe including secondary schools, high street retail stores, leisure centres and supermarkets.

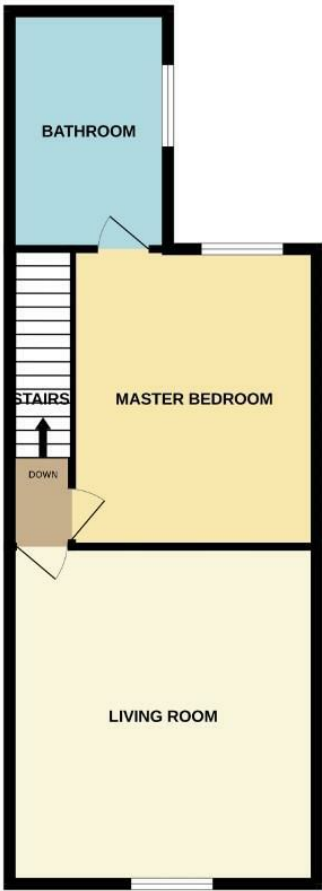
This business premises briefly comprises of a spacious shop floor which is split into two rooms allowing for access to the rear yard. The first floor flat contains the the spacious living room, kitchen, double bedroom and the bathroom. Externally, the property has a rear yard with gated access to the rear lane, on street parking is located nearby.

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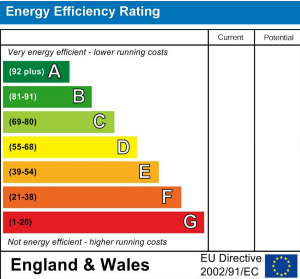
GROUND FLOOR



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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Retail Area

The ground floor contains two large rooms, which are split level and have been formally used as a hair dressers. Door to the rear leads into the yard with external WC and wash hand basin.

Living Room

The flat above has a large living room with neutral decor and window to the front elevation.

Kitchen

The kitchen contains a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain. Space is available for free standing appliances.

Master Bedroom

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

Bathroom

Fitted with a WC, wash hand basin and panelled bath with overhead shower.

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.



