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Auckland Terrace Shildon, DL4 1AZ

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Price £175,000

This modern three-bedroom semi-detached property on Auckland Terrace in Shildon is spacious and well-maintained throughout, ideal for first-time buyers, growing families, or investors alike. The property includes a good-sized rear garden, off-street parking, and garage providing secure parking. The property is located on 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 large living room, kitchen, cloakroom and garden room to the ground floor. The first floor contains the master bedroom, two further bedrooms and bathroom. Externally the property has a enclosed garden with lawned and decked areas, summerhouse, off street parking and garage.

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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

**England & Wales**

EU Directive  
2002/91/EC



### **Living Room**

Bright and spacious living room, with neutral decor, ample space for furniture and dual aspect windows providing plenty of natural light.

### **Kitchen**

The kitchen contains a range of modern wall, base and drawer units, complementing work surfaces and tiled splash backs and sink/drainage unit. Benefiting from integrated appliances including two ovens and a full-height fridge and freezer. Space is available for further free standing appliances.

### **Cloakroom**

Cloakroom fitted with a WC and wash hand basin.

### **Garden room**

A great addition to the property the garden room provides a further seating area, with neutral decor, ample space for furniture and French doors to the rear leading into the garden.

### **Master Bedroom**

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

### **Bedroom Two**

The second bedroom, is another good size double room again with built-in wardrobes and window to the rear elevation.

### **Bedroom Three**

The third bedroom is another good size, with ample space for furniture and dual aspect windows.

### **Garden**

The large rear garden contains decking ideal for outdoor furniture. large summer house and landscaped lawned garden.

### **Garage**

The garage benefiting from power providing secure parking, or use as a workshop/additional storage.

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.

