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Vaughan Street Shildon, DL4 1LD



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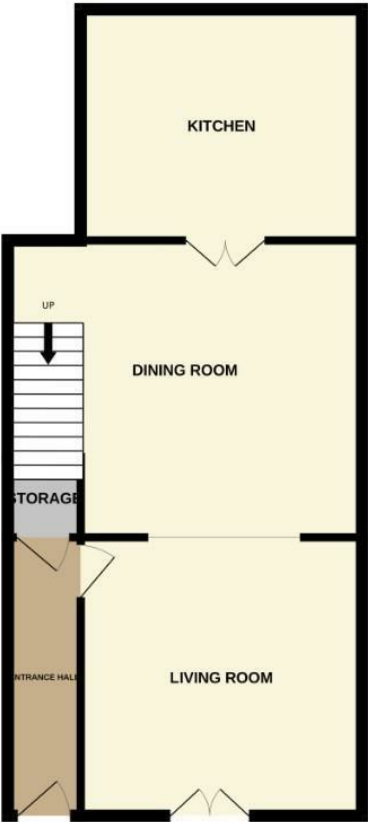
Price £110,000

Well presented, modern, three bed terrace located on Vaughan Street in Shildon. This spacious home has been well maintained by the current owners and has the benefit of an enclosed garden, rear yard and attic for storage, ideal for growing families. Located on the outskirts of Shildon, just a short distance from local amenities such as primary schools, local shops, cafes, butchers and convenience stores, whilst further amenities are available at Tindale's Retail Park, which provides access to popular high street stores, retail shops, restaurants and supermarkets. Shildon has an extensive public transport system via both bus and rail, providing regular access to neighbouring towns and villages. The A68 is nearby which leads to the A1 (M) both North and South.

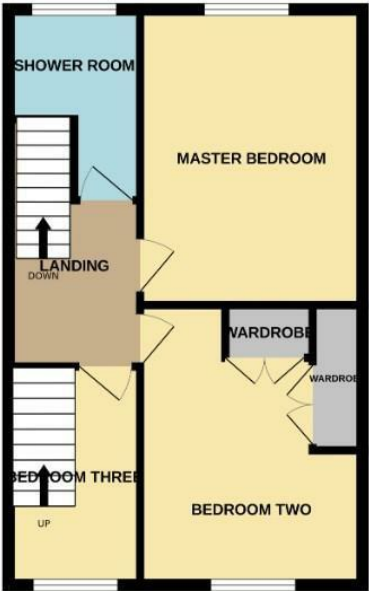
In brief this property comprises an entrance hallway, leading through to the living room, dining room and kitchen on the ground floor, whilst the first floor accommodates the three bedrooms and family bathroom. A staircase in the third bedroom leads on up to the attic which has a skylight, power and is carpeted providing plenty of space for storage.

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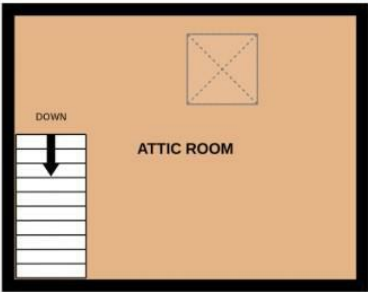
GROUND FLOOR



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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| Energy Efficiency Rating                    |  |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |  |
|---------------------------------------------|--|--|-----------------------------------------------------------------|--|--|
|                                             |  |  |                                                                 |  |  |
| Very energy efficient - lower running costs |  |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |  |
| (92 plus) A                                 |  |  | (92 plus) A                                                     |  |  |
| (81-91) B                                   |  |  | (81-91) B                                                       |  |  |
| (69-80) C                                   |  |  | (69-80) C                                                       |  |  |
| (55-68) D                                   |  |  | (55-68) D                                                       |  |  |
| (39-54) E                                   |  |  | (39-54) E                                                       |  |  |
| (21-38) F                                   |  |  | (21-38) F                                                       |  |  |
| (1-20) G                                    |  |  | (1-20) G                                                        |  |  |
| Not energy efficient - higher running costs |  |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |  |
| England & Wales                             |  |  | England & Wales                                                 |  |  |
| EU Directive 2002/91/EC                     |  |  | EU Directive 2002/91/EC                                         |  |  |

**ENTRANCE HALL**

Entrance hallway leading through from the front into the dining room and providing access to the under stairs storage cupboard.

**LIVING ROOM**

13'1" x 13'1"  
The living room is spacious and bright with patio doors to the front leading out into the garden, providing plenty of natural light and ideal for entertaining guests on the patio during the summer months.

**DINING ROOM**

13'11" x 14'5"  
The dining room is open plan with the living area, there is ample space for a large dining table with chairs as well as space for other pieces of furniture, double doors lead on into the kitchen.

**KITCHEN**

10'10" x 14'5"  
The kitchen has been beautifully designed, fitted with a range of modern white wall, drawer and base units, contrasting granite work surfaces, tiled splash back and integrated appliances which includes; two electric ovens, inset hob, overhead cooker hood and dishwasher. There is also space for a washing machine, fridge/freezer as well as a kitchen table with chairs.

**MASTER BEDROOM**

10'11" x 14'1"  
The master bedroom is an impressive size, complete with fitted sliding door wardrobes providing plenty of storage this room has ample space for a king sized bed. Window to the rear with open views over the neighbouring fields.

**BEDROOM TWO**

10'6" x 13'1"  
The second bedroom is another generous double with fitted wardrobes for storage and window to the front.

**BEDROOM THREE**

6'7" x 9'10"  
The third bedroom is currently a play room, but has space for a single bed. Staircase ascends to the attic.

**SHOWER ROOM**

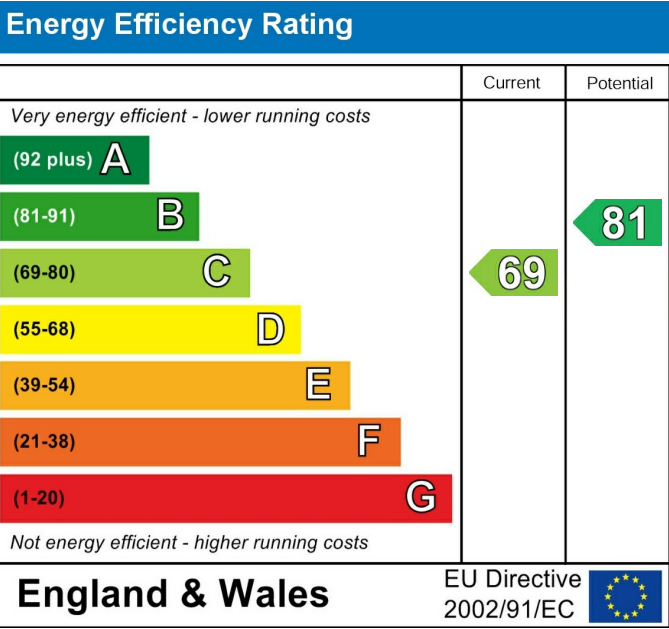
The shower room is modern and fitted with a low level WC, wash hand basin, chrome heated towel rail and large walk in shower cubicle with mains fed shower.

**ATTIC**

13'1" x 16'5"  
The attic has a skylight, carpet and power. The attic cannot be used as a bedroom as it does not have the relevant safety requirements or building regulations but makes the great addition to this family home providing plenty of space for storage.

**EXTERNAL**

The garden is great for families, there is a large area laid to lawn with decorative shale borders and steps ascend to the patio area, which is a large paved area ideal for outdoor furniture. To the rear is the enclosed yard, paved for low maintenance providing space for storage sheds or outdoor furniture with gated access to 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.















