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Burnie Gardens Shildon, DL4 1NB

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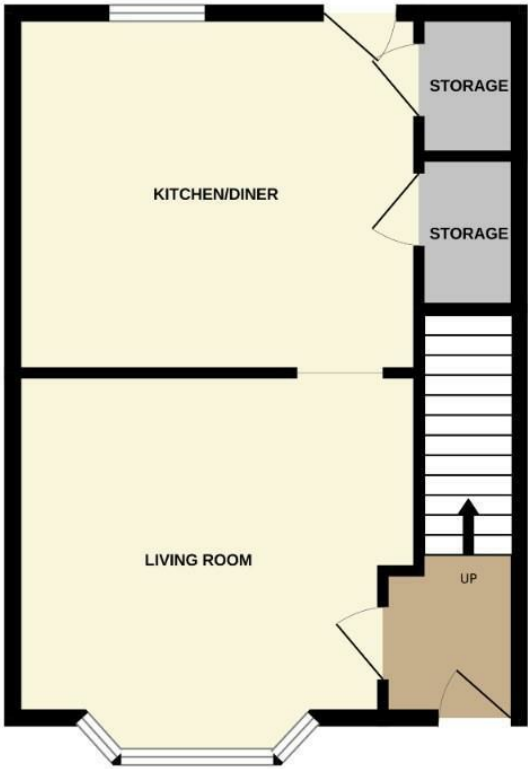
Price £100,000

Immaculately presented two bedroomed terraced property on Burnie Gardens in Shildon. Ideal for first-time buyers and families alike. Located just a short distance from the town centre providing ample amenities, whilst there is an extensive public transport system in the area allowing access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham and Newcastle. The A689 is nearby and leads to the A1(M) both North and South, ideal for commuting.

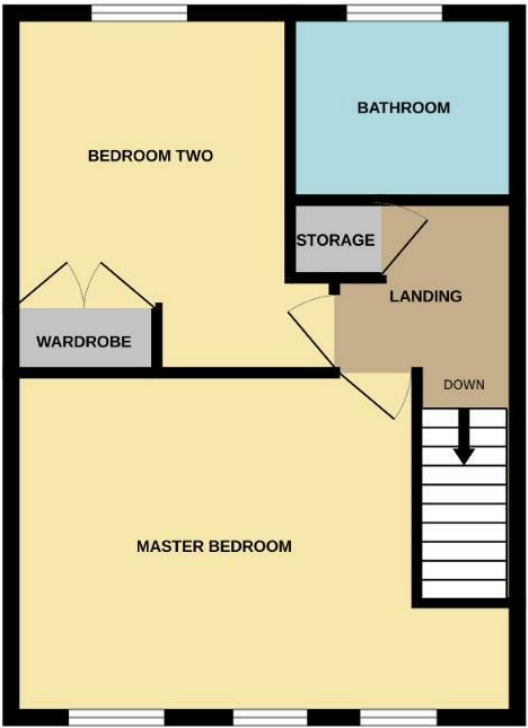
In brief the property comprises; an entrance hall leading through into the living room and kitchen/diner to the ground floor. The first floor contains the two spacious double bedrooms and family bathroom. Externally the property has a small garden to the front, whilst to the rear there is a large enclosed, landscaped garden with lawned areas, established borders and raised decked seating area. There is an outside toilet and on street parking available.

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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

14'0" x 11'11"

Bright and spacious living room located to the front of the property, with neutral decor, ample space for furniture and large window to the front elevation.

Kitchen/Diner

10'9" x 9'6"

The kitchen is fitted with a range of wood effect wall, base and drawer units, complementing work surfaced, tiled splash backs and sink/drainers unit. Benefiting from an integrated oven, hob and overhead extractor hood, along with space for further free standing appliances.

Master Bedroom

18'3" x 11'11"

The master bedroom is a spacious double bedroom with space for further furniture and window to the front elevation.

Bedroom Two

10'9" x 9'6"

The second bedroom is another double bedroom with window to the rear elevation.

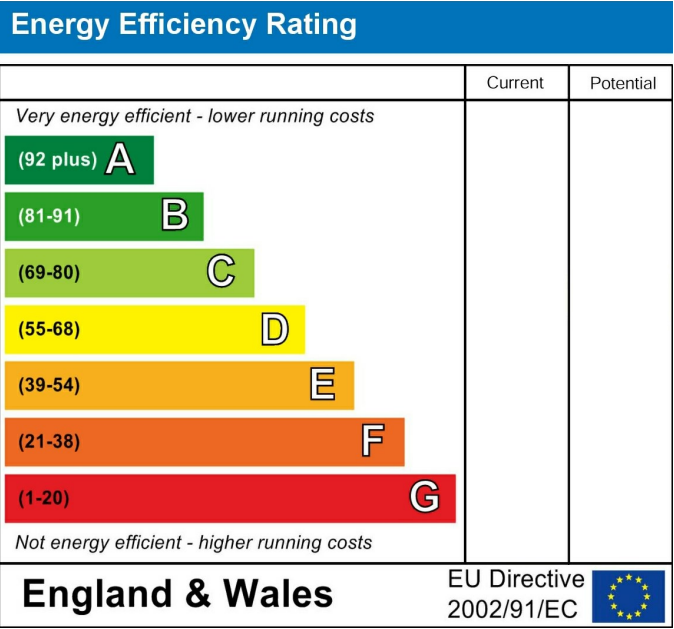
Bathroom

8'2" x 5'6"

The bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

External

Externally the property has a small garden to the front, whilst to the rear there is a large enclosed, landscaped garden with lawned areas, established borders and raised decked seating area. There is an outside toilet and on street parking available.



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.







