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Auckland Terrace Shildon, DL4 1BA

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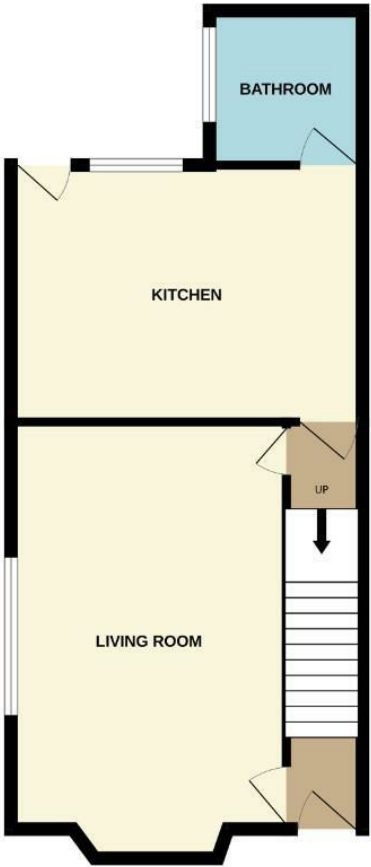
Price £57,500

Two bedroomed, mid terrace property located on Auckland Terrace in Shildon. Situated just a short distance from local amenities within the town, including convenience stores, cafes, butchers, local shops and popular high street stores. Further facilities are available in the nearby Tindale Retail Park and Bishop Auckland's town centre which provides access to supermarkets, healthcare services, food outlets and retail stores. Shildon has an extensive public transport system in the area via both bus and rail, providing regular access to neighbouring towns and villages including Darlington and Durham.

In brief the property comprises; an entrance hall leading through into the living room, kitchen/diner and bathroom to the ground floor. The first floor contains the two spacious bedrooms. Externally the property has on street parking to the front, along with an enclosed yard to the rear with gated access into the back lane. Across the rear lane there is a good size enclosed garden.

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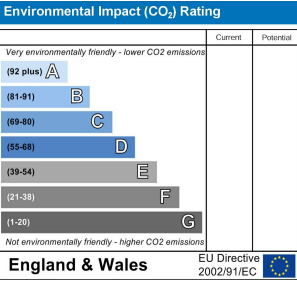
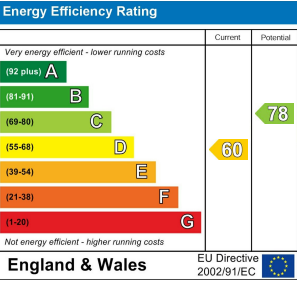
GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (69.9 sq.m.) approx.  
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**

17'6" x 15'8"

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

**Kitchen**

15'1" x 11'1"

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

**Bathroom**

6'6" x 6'6"

The bathroom is fitted with a corner shower cubicle, WC and wash hand basin.

**Master Bedroom**

15'7" x 11'11"

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

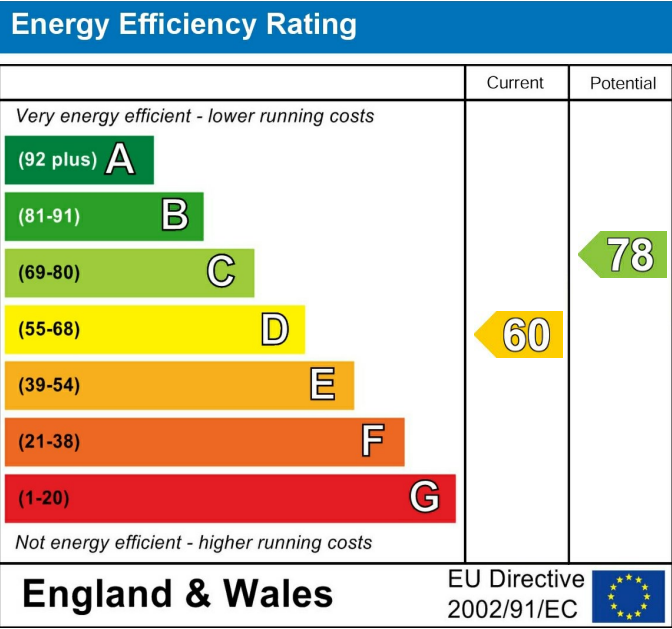
**Bedroom Two**

11'2" x 7'2"

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

**External**

Externally the property has on street parking to the front, along with an enclosed yard to the rear with gated access into the back lane. Across the rear lane there is a good size enclosed garden.



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.



