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Byerley Court Shildon, DL4 1RH

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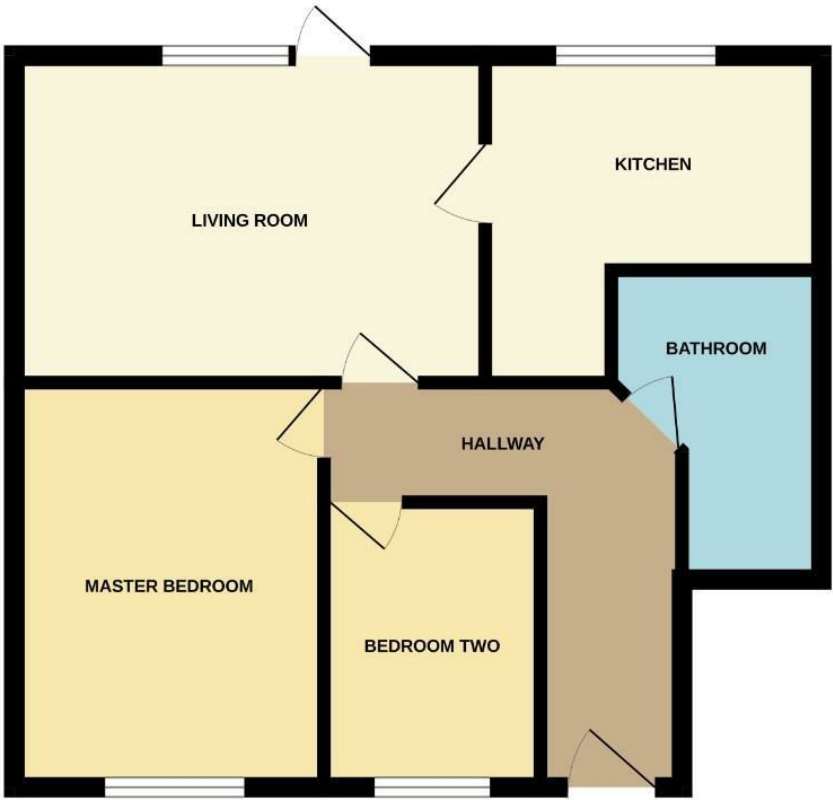
£50,000

Spacious two bedroomed apartment located in Byerley Court, Shildon. Offered for sale with a tenant in place paying £380 pcm. Complete with parking this location is ideal for access to local amenities within the town including primary schools, shops, cafes and restaurants. There is a regular public transport system in the area via both bus and rail, leading to neighbouring towns and villages. Nearby Tindale retail park and Bishop Auckland town centre provide access to additional amenities including secondary schools, supermarkets, high street stores, food outlets and leisure facilities. The A6072 is close by for commuters and leads to the A1(M) both North and South.

In brief this apartment comprises; spacious living room, kitchen, bathroom and two bedrooms. Externally there is parking available.

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GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 459 sq.ft. (42.7 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 misstatement. This plan is for illustrative purposes only and should be used on 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Living Room

13'5" x 9'4"
Spacious living room providing ample space for furniture with sliding doors opening into the enclosed garden.

Kitchen

9'6" x 9'2"
The kitchen contains a range of wood effect wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainers unit. Fitted with an integrated oven, hob and overhead extractor along with space for further free standing appliances.

Bathroom

8'10" x 5'6"
The bathroom contains a panelled bath with overhead shower, WC and wash hand basin.

Master Bedroom

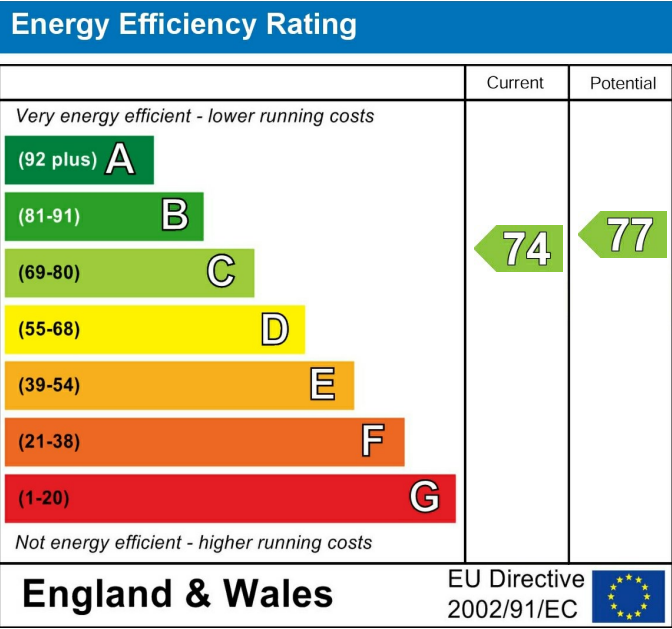
11'5" x 8'10"
The master bedroom provides space for a king sized bed, further furniture and window providing lots of natural light.

Bedroom Two

8'0" x 6'2"
The second bedroom is another double bedroom, with window providing lots of natural light.

External

Externally this property has a small enclosed low maintenance garden and also a car park, offering off street parking to the residents.



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.

