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Primrose Drive Shildon, County Durham, DL4 2JQ

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Offers In The Region Of £130,000

Three bedroomed, semi detached family home located on Primrose Drive in Shildon. Situated only a short distance from local amenities including primary schools, local shops, convenience stores and restaurants, whilst further facilities are located in the nearby town Bishop Auckland and ever expanding Tindale retail park which both offer supermarkets, retail shops, food outlets as well as secondary schools and the new cinema/bowling and shopping complex. There's an extensive public transport system in the area via both bus and rail, whilst the A689 is close by for commuters.

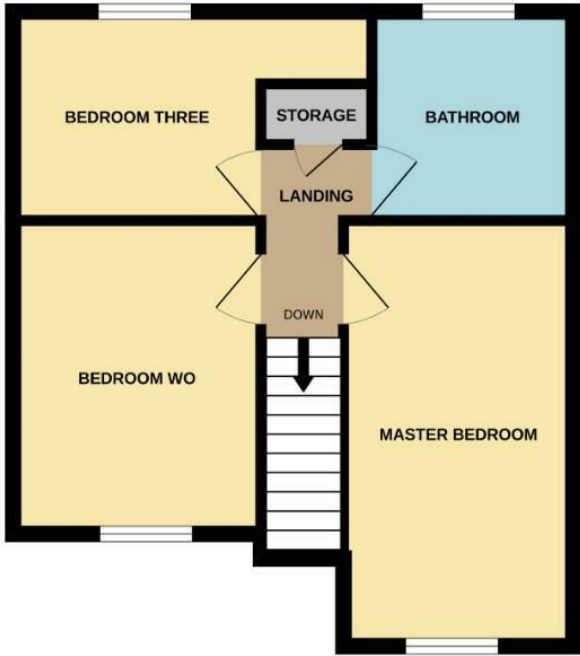
In brief the property comprises; an entrance hall leading through into the two spacious reception rooms, kitchen and cloakroom to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property has off street parking available to the front and side with ample space for multiple cars, whilst to the rear there is a large enclosed garden, mainly laid to lawn along with patio area ideal for outdoor furniture.

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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			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		

Reception Room 1

16'8" x 11'1"
Spacious and bright living room, providing ample space for furniture and large window to the front elevation providing lots of natural light.

Reception Room 2

11'9" x 8'2"
The second reception room is another good size, it could be utilised as a dining room or further living room. Window to the front elevation.

Kitchen

14'11" x 9'10"
The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Fitted with an integrated oven, hob and overhead extractor hood, along with space for further free standing appliances.

Cloakroom

Fitted with a WC and wash hand basin.

Master Bedroom

19'0" x 8'2"
The master bedroom provides space for a king sized bed, further furniture and window to the front elevation.

Bedroom Two

11'0" x 8'6"
The second bedroom is a double bedroom with window to the front elevation.

Bedroom Three

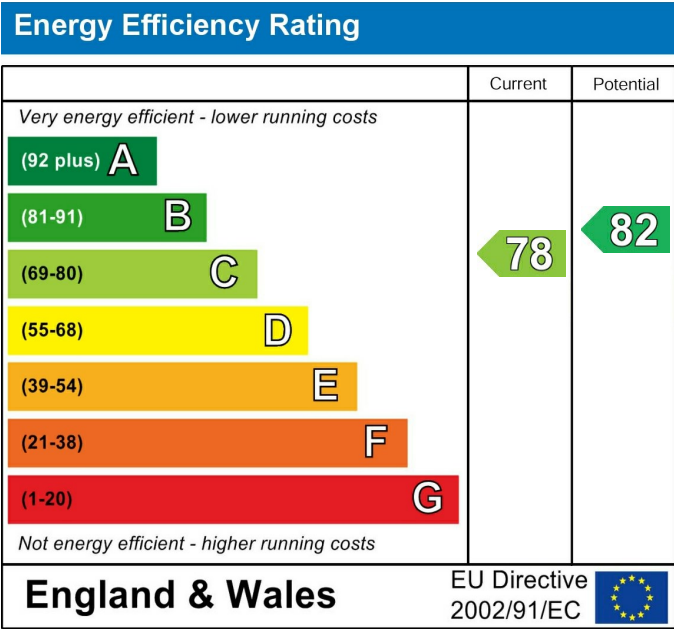
8'6" x 7'0"
The third bedroom is a good size bedroom with window to the rear elevation.

Bathroom

7'0" x 6'3"
The bathroom contains panelled bath with overhead shower, WC and wash hand basin.

External

Externally the property has off street parking available to the front and side with ample space for multiple cars, whilst to the rear there is a large enclosed garden, mainly laid to lawn along with patio area ideal for outdoor furniture.



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.





