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Burnie Gardens Shildon, DL4 1NB

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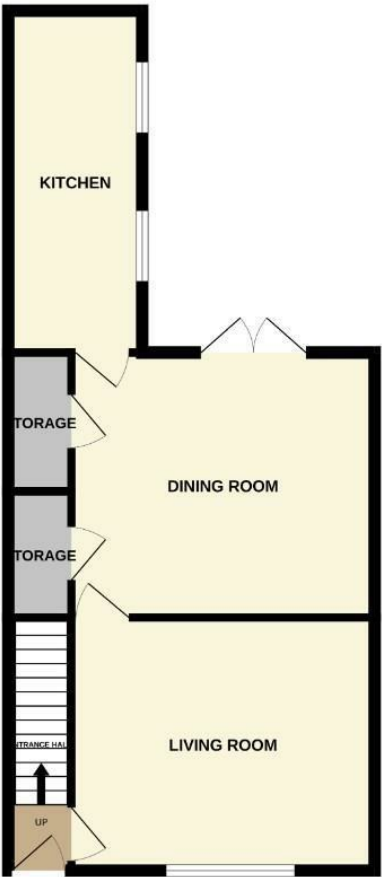
Price £120,000

Beautifully presented, three bedroomed family home situated on Burnie Gardens in Shildon. The property benefits from a number of improvements made by the current owners including; upgraded electrics, new boiler controls, new kitchen windows, upgraded kitchen and new flooring throughout. The property is located 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.

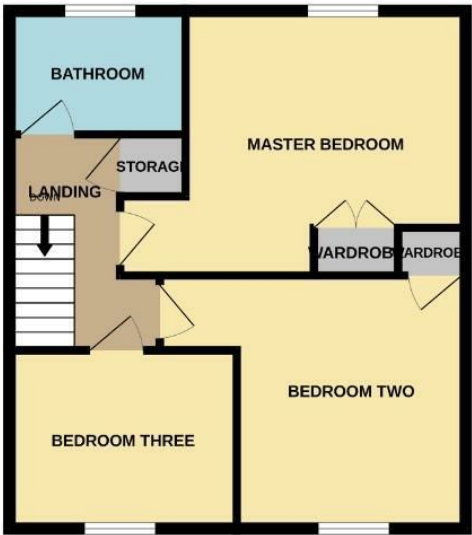
In brief the property comprises; an entrance hall leading through into the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, two further spacious bedrooms and family bathroom. Externally the property has gravel driveway to the front, along with a large garden to the rear which is mainly laid to lawn as well as a large patio area ideal for outdoor furniture. There is also a large shed with power and a window providing great additional storage.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

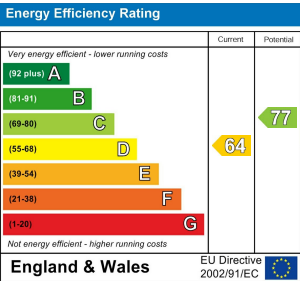
GROUND FLOOR



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.
Made with Metropix 5/2/25



Living Room

14'1" x 11'9"
Bright and spacious living room, located to the front of the property, with ample space for furniture, neutral decor and large bay window to the front elevation.

Dining Room

15'1" x 12'5"
The dining room is another large reception room, with ample space for a dining table and chairs, further furniture and French doors lead out into the garden.

Kitchen

16'0" x 6'2"
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 appliance and window to the side elevation.

Master Bedroom

13'1" x 12'5"
The master bedroom is a large double bedroom with built in wardrobes and window to the rear elevation.

Bedroom Two

11'9" x 10'8"
The second bedroom is a double bedroom with built in wardrobe and two windows to the front elevation providing lots of natural light.

Bedroom Three

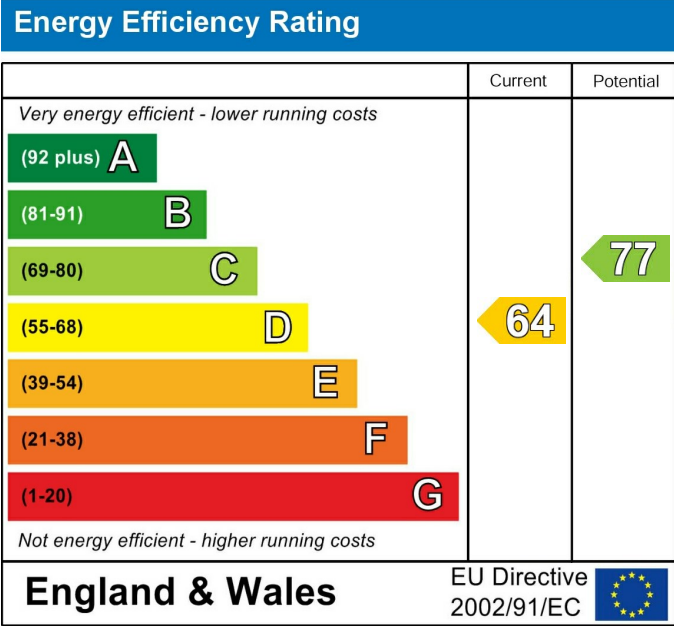
10'9" x 8'3"
The third bedroom is a double room with two windows to the front elevation providing lots of natural light.

Bathroom

8'3" x 5'8"
The bathroom contains a panelled bath with overhead shower, WC and wash hand basin.

External

Externally the property has gravel driveway to the front, along with a large garden to the rear which is mainly laid to lawn as well as a large patio area ideal for outdoor furniture. There is also a large shed with power and a window providing great additional storage.



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.



