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Elm Road, Shildon

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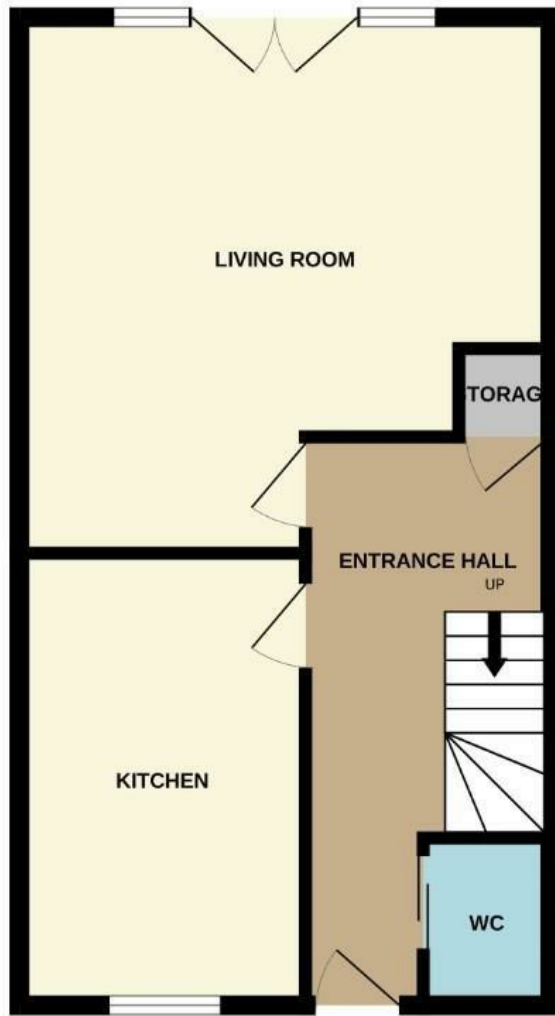
Price £90,000

Well presented and spacious three bedrooomed family home offered for sale, complete with well maintained garden and both a driveway and a garage. Pleasantly positioned on Elm Road within a popular residential area of Shildon. It is close to primary schools, local stores, restaurants as well as great public transport links. Located only approx. 0.5 mile from the town centre which offers further array of amenities, whilst Bishop Auckland and Tindale Retail Park allow access to amenities including; supermarkets, secondary schools, restaurants, independent stores as well as popular high street retail stores. The A688 is nearby which leads to the A1(M) both North and South, ideal for commuters.

In brief the property comprises; an entrance hall leading into the living room, kitchen and cloakroom to the ground floor. Whilst the first floor contains the master bedroom, two further bedrooms and bathroom. Externally the property has a driveway to the front, providing off street parking, whilst to the rear there is an enclosed garden as well as a single garage.

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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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Living Room

16'0" x 15'8"

Bright and spacious living room located to the rear of the property, with ample space for furniture, solid wood flooring, electric fire with feature surround and French doors to the rear leading into the garden.

Kitchen

13'5" x 8'6"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for a table and chairs along with further free standing furniture.

Cloakroom

4'11" x 3'3"

Fitted with a WC and wash hand basin.

Master Bedroom

13'1" x 8'6"

The master bedroom provides space for a kings sized bed, further furniture and contains built in wardrobes. Window to the front elevation.

Bedroom Two

16'0" x 8'6"

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

Bedroom Three

7'10" x 6'6"

The third bedroom is a single room with window to the rear elevation.

Bathroom

6'6" x 5'10"

The bathroom contains a panelled bath with

overhead shower, WC and wash hand basin. Opaque window to the front elevation.

External

Externally the property has a driveway to the front, whilst to the rear there is an enclosed garden as well as a single garage providing off street parking.

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.







