



## 3 Elm Road Shildon DL4 1BH

- 2 Bedroom Detached
- Gas Central Heating
- Off Road Parking
- Excellent Transport Links
- Ideal First Time Buy
- NO ONWARD CHAIN

**Reduced to offers around £69,950**



## 3 Elm Road

Rea Estates offer to the sales market this Two Bed Detached property, located within a popular residential area of Shildon, which is home to the Locomotion Railway Museum and offers a range of schools, shopping and recreational facilities. An extensive public transport system provides access to neighbouring towns and villages. The A689 is nearby, leading to the A1(M) for travel both North and South. Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises: Entrance Lobby, a well proportioned Lounge, Fitted Kitchen and Ground Floor Bathroom. To the first floor there are 2 Double Bedrooms and a W/c.

Externally to the rear and side of the house there is an enclosed courtyard with double gates to allow off road parking. A timber framed outhouse provides added storage facilities.

In our opinion this property, which is offered for sale with no onward chain, should prove of interest to a variety of purchasers and therefore an early viewing is highly recommended.

### **Entrance Lobby**

Glazed entrance door to lobby with door to:

### **Lounge:**

**13'05 x 13'03 (4.09m x 4.04m)**

A spacious lounge with double glazed window to the front elevation, cornice, timber fire surround and central heating radiator. Door to inner hallway.



### **Inner Hallway**

Staircase rising to the first floor and uPVC external door opening to the side elevation.

### **Kitchen:**

**7'09 x 6'09 (2.36m x 2.06m)**

Refitted with a range of base and wall units, complementary work surfaces and tiled splash backs. Integrated electric oven, hob and stainless steel extractor hood. Double glazed window to the rear elevation and door to bathroom.



**Bathroom:****8'10 x 4'09 (2.69m x 1.45m)**

Part tiled bathroom fitted with a white suite comprising; panelled bath, low level w/c and pedestal wash hand basin. Obscure double glazed window to the rear elevation.

**Bedroom One:****13'07 x 13'06 (4.14m x 4.11m)**

A double room of generous proportions providing ample space for a range of free standing bedroom furniture. Double glazed window to the front elevation and radiator.

**First Floor Landing**

Doors to:

**Cloakroom/Wc**

Low level w/c and pedestal wash hand basin.

**Bedroom Two:****10'01 x 6'10 (3.07m x 2.08m)**

Double bedroom to the rear of the house with double glazed window, radiator and storage cupboard housing central heating boiler.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

## 3 Elm Road

### Externally

To the rear and side of the house there is an enclosed courtyard with double gates to allow off road parking. A timber outhouse, which could be utilised as a workshop, provides added storage facilities.

