



## 179 Byerley Road Shildon DL4 1HN

- Refurbished 2 Bed Mid Terrace
- Gas Central Heating
- GARAGE AND GARDEN TO REAR
- Close To Local Amenities
- Excellent Transport Links
- NO ONWARD CHAIN

**Reduced to Offers In The Region Of £74,950**



# 179 Byerley Road

Rea Estates offer to the sales market this refurbished Two Bedroom Mid Terrace property, situated within a convenient area of Shildon, which is home to the National Railway Museum.

Timothy Hackworth Infant and Junior School is two minutes walk and the town itself offers a range of 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. The current vendor has recently overseen an extensive refurbishment to include, new kitchen, bathroom, redecoration and carpeting throughout.

Warmed via Gas Central Heating and benefitting from Double Glazing, the internal layout briefly comprises: Entrance Hall, Lounge, Kitchen Diner, Inner Hallway and Family Bathroom.

To the first floor there are Two Double Bedrooms. Externally to the front of the property there is a small forecourt with walled boundary.

To the rear, an enclosed yard with gated access. A spacious outhouse, with uPVC double glazed window and entrance door, could be utilised for a number of purposes. Across the lane there is a garden and garage.

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 recommended.

## Entrance Hall

Double glazed entrance door to hallway with staircase rising to the first floor and door to:

## Lounge:

**15'0 x 12'07 (4.57m x 3.84m)**

A well proportioned lounge with window to the front elevation, picture rail, radiator and door to kitchen diner.



### **Kitchen Diner**

**15'07 x 8'0 (4.75m x 2.44m)**

Refitted with a modern range of base, drawer and wall units with complementary work surfaces and tiled splash backs. Inset stainless steel sink unit with central mixer tap, space and plumbing for automatic washing machine. Integrated electric oven, hob and chimney style extractor hood. Under stair storage cupboard, radiator, window to the rear and door to inner hallway.



### **Family Bathroom:**

**13'05 x 4'11 (4.09m x 1.50m)**

Comprising; tiled shower enclosure with rainfall and hand held units, panelled bath, low level w/c and pedestal wash hand basin. Recessed ceiling lights, radiator and two windows to the side elevation.



### **First Floor Landing**

Doors to:



### **Bedroom One:**

**15'01 x 12'04 (4.60m x 3.76m)**

A double bedroom of generous proportions situated to the front of the house, providing ample space for a range of free standing bedroom furniture. Picture rail to wall, radiator and storage cupboard housing central heating boiler.



### **Inner Hallway**

uPVC door opening to the rear yard.

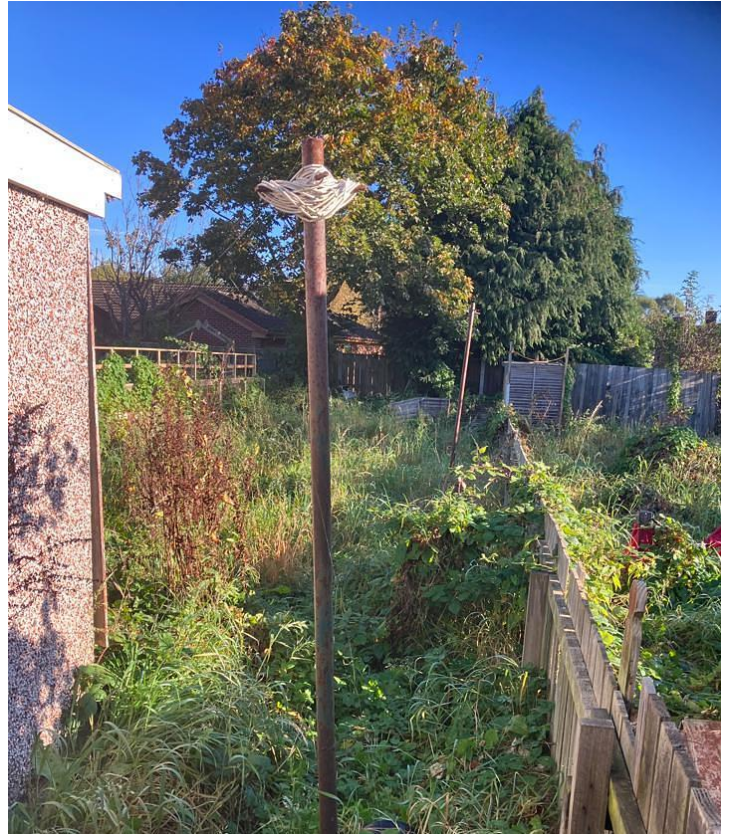


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## Bedroom Two:

15'08 x 8'02 (4.78m x 2.49m)

A second double bedroom with window to the rear and radiator.



## Externally

To the rear of the house there is an enclosed yard with uPVC door opening to a walk in outhouse. Gated access to the rear lane, across which there is a garden and garage.



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.

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