



## 51 Sunnydale Shildon DL4 2ES

- 2 Bedroom Mid Terrace
- uPVC Double Glazing
- OFF ROAD PARKING
- Gas Central Heating
- Enclosed Rear Garden
- NO ONWARD CHAIN

**Offers In The Region Of £59,995**

# 51 Sunnydale



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

The town itself offers a range of schools, shopping and recreational facilities and 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 with staircase rising to the first floor, a well proportioned Lounge, Fitted Kitchen, Cloakroom W/c and Rear Hallway.

To the first floor there are 2 Bedrooms and a Family Bathroom.

Externally to the front of the property, double gates open to allow off road parking. To the rear, an enclosed garden which is laid to lawn.

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 Vestibule

Glazed entrance door opening to vestibule with staircase rising to the first floor and central heating radiator. Door to:

## Lounge: 13'05 x 11'03 (4.09m x 3.43m)

Cornice to ceiling, double glazed window to the front elevation, radiator and two storage cupboards. Door to kitchen.



**Kitchen:****11'0 x 6'06 (3.35m x 1.98m)**

Fitted with a range of base, drawer and wall units with laminated work surfaces. Inset stainless steel sink unit, space and plumbing for washing machine. Free standing gas cooker point. Double glazed window overlooking the rear garden, radiator and door to rear hallway.

**Rear Hallway**

External door opening to the rear garden and door to:

**Cloakroom/Wc**

Fitted with a low level w/c and wash hand basin.

**First Floor Landing**

Doors to:

**Bedroom One:****15'05 x 10'06 (4.70m x 3.20m)**

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



**Bedroom Two: 9'10 x 9'01 (3m x 2.77m)**

A second double bedroom with double glazed window to the rear, radiator and storage cupboard housing central heating boiler.



**Bathroom: 6'07 x 5'07 (2.01m x 1.70m)**

Comprising, electric shower over panelled bath, low level w/c and wash hand basin. Part tiled walls, radiator and obscure double glazed window.



**Externally**

To the rear of the property there is an enclosed garden which is laid to lawn with flower borders. To the front, double gates open to allow off road parking facilities.



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.