

Wordsell Way, Shildon, DL4 2GU | Offers in the region of £249,950



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An exceptional THREE-STOREY DETACHED family home offering 4 BEDROOM living accommodation with ground floor STUDY and DETACHED SINGLE GARAGE.

Upon entering, you are greeted by a large entrance hallway that sets the tone for the rest of the home.

The ground floor features a versatile study, a convenient WC, and a spacious living room adorned with French doors that lead to a charming “Juliet” balcony, allowing natural light to flood the space. The heart of the home is undoubtedly the sizeable open plan lower ground floor, which encompasses a fitted kitchen and dining area, also with French doors that open to the outside, creating a seamless flow for indoor-outdoor living. In addition there is a useful utility room.

The first floor is dedicated to rest and rejuvenation, featuring a principal bedroom complete with an en-suite shower room and WC, alongside three additional well-proportioned bedrooms and a family bathroom./WC. Each room is designed to offer comfort and privacy, making it an ideal retreat for family members or guests.

Set on a generous corner plot, the property benefits from a double-width driveway as well as a detached garage. The low maintenance enclosed rear garden provides a perfect space for outdoor activities or simply enjoying the fresh air in a private setting.

This delightful home is not only spacious and well-appointed but also conveniently located, making it a fantastic opportunity for those seeking a modern family residence in Shildon.







Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band D

Local Authority:- Durham County Council

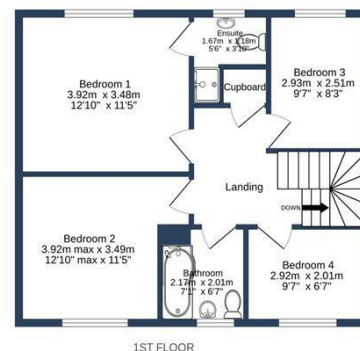
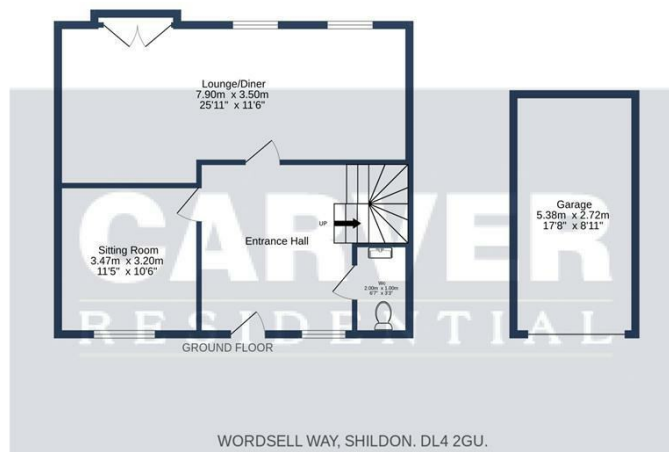
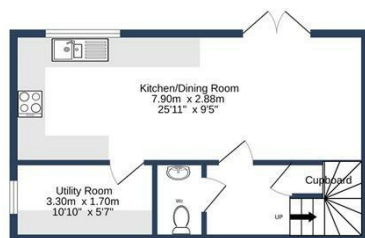
Agents Notes:- we understand that there is potential for the property to be sold with No Onward Chain.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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