



Gresley Drive, Shildon, DL4 2GH
3 Bed - House - Semi-Detached
Offers Over £145,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Gresley Drive Shildon, DL4 2GH

Robinsons are delighted to offer for sale this well presented, modern three-bedroom semi-detached family home situated on a recently built residential estate, located in the town of Shildon, and only a short distance from a range of amenities, schooling & leisure facilities. The accommodation on offer comprises: entrance porch, lounge, inner hallway, cloakroom/WC, and modern fitted kitchen/dining room to the ground floor whilst to the first floor there is a landing, three double bedrooms, all with fitted wardrobes, en-suite shower room to the master bedroom and a three-piece bathroom. To the exterior of the property, there is a low-maintenance front garden, a lengthy driveway that leads to an integral garage, whilst to the rear, a good-sized garden laid mainly to lawn with paved patio. The property benefits from gas central heating and double glazing throughout and has the remainder of its NHBC warrant. Viewing is advised to appreciate the size, location, presentation, and plot of the accommodation on offer.

Energy Efficiency Rating C | Council Tax Band B | Tenure Freehold.

To arrange a viewing please call Robinsons on 01388 458111











GROUND FLOOR

Entrance Porch

Entered via a uPVC double glazed door from the front.

Lounge

16'3" x 10'3" (4.96 x 3.13)

With uPVC double glazed window to the front.

Inner hall

With stairs leading to the first floor.

WC

Fitted with a 2 piece suite comprising low level WC , wash basin, tiled splash backs and extractor fan.

Kitchen/Dining Room

18'8" x 7'8" (5.69 x 2.34)

fitted with a range of modern wall and base units having contrasting worktops incorporating 1.5 bowl, single drainer stainless steel sink unit with mixer tap, gas hob with extractor hood and built under oven, integrated dishwasher, plumbing for an automatic washing machine, tiled splashbacks, recessed spotlights and uPVC double glazed window and patio doors to the rear garden.

FIRST FLOOR

Landing

With storage cupboard and access to the loft.

Bedroom 1

13'10" x 9'1" (4.23 x 2.78)

With fitted wardrobes and two uPVC double glazed windows to the front.

En-Suite

Fitted with a modern three piece suite comprising walk in shower cubicle with mains fed shower, pedestal wash basin, low level WC, tiled splashbacks, extractor fan and uPVC double glazed window to the front

Bedroom 2

11'3" x 8'7" (3.43 x 2.63)

With fitted wardrobe and uPVC double glazed window to the rear.

Bedroom 3

10'0" x 7'10" (3.06 x 2.41)

With fitted wardrobe and uPVC double glazed window to the rear.

Family Bathroom

Fitted with a modern three piece suite comprising, panelled bath, pedestal wash basin, low level WC, tiled splash backs, extractor fan and uPVC double glazed window to the side.

EXTERNAL

to the front of the property there is an open plan lawned garden with long driveway leading to an integral garage accessed via n up and over door and with power and lighting. To the rear there is a good sized, fence enclosed garden mainly laid to lawn and with paved patio.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 3Mbps, Superfast 50Mbps

Mobile Signal/Coverage: Average - good

Tenure: Freehold

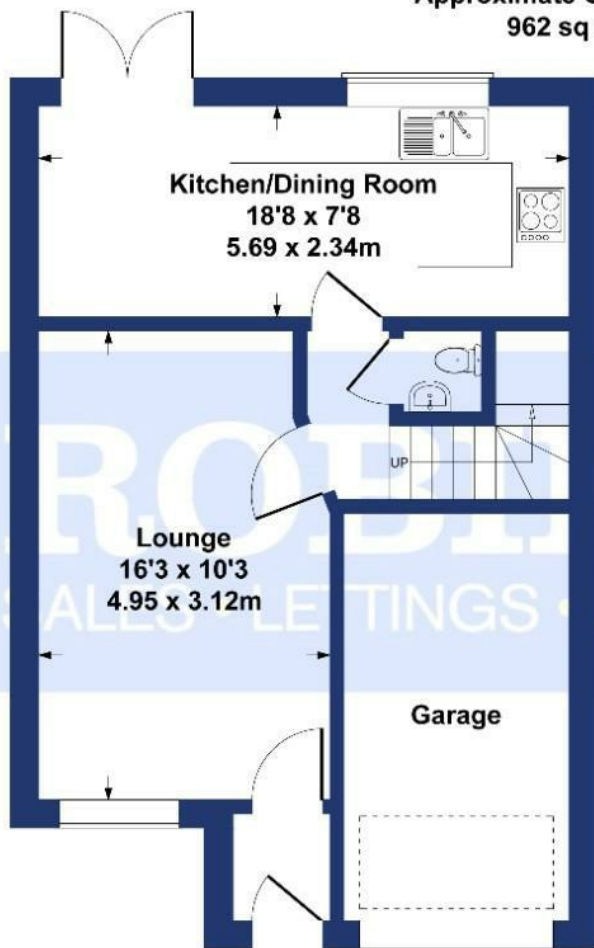
Council Tax: Durham County Council, Band B- Approx. £1714 (min)

Energy Rating: C

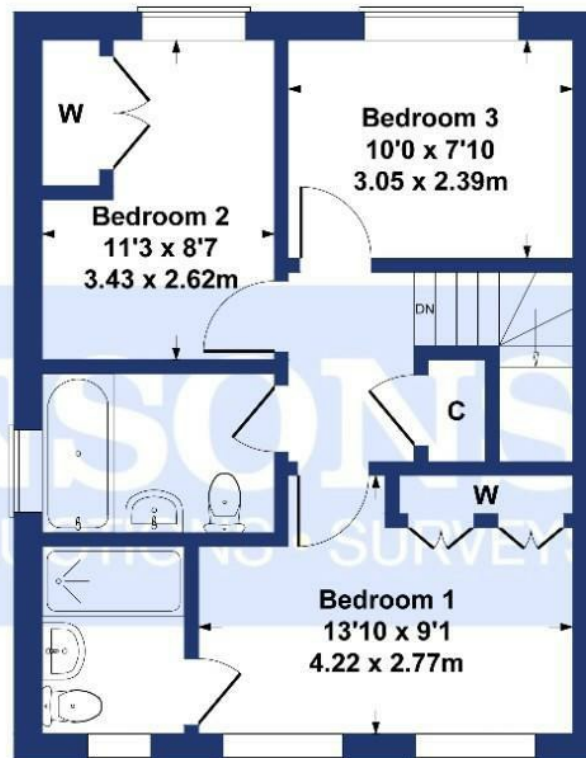
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

Gresley Drive

Approximate Gross Internal Area
962 sq ft - 89 sq m



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		92
(81-81)	B		
(69-80)	C	80	
(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	

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



120 Newgate Street, Bishop Auckland, DL14 7EH
Tel: 01388 458111
info@robinsonsbishop.co.uk
www.robinsonsestateagents.co.uk

