



Dale Road, Shildon, DL4 2LA
2 Bed - House - Terraced
£65,000

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Located on Dale Road in Shildon, this well-presented mid-terrace house offers a living experience perfect for those seeking comfort and convenience. With no onward chain, this two-bedroom property is an excellent opportunity for first-time buyers or small families eager to settle into a new home without delay.

Upon entering, you are greeted by two inviting reception rooms on the ground floor. These versatile spaces are ideal for relaxing, entertaining guests, or even creating a dedicated dining area. The thoughtful layout maximises space and functionality, ensuring that every corner of the home feels warm and welcoming.

As you ascend to the first floor, you will discover two spacious bedrooms, each providing a peaceful retreat with ample room for furnishings and storage. The master bedroom stands out with its bright and airy atmosphere, making it a perfect sanctuary to unwind after a long day. Completing this level is a well-appointed bathroom, featuring modern fixtures and a clean finish that prioritises both comfort and practicality.

To the rear of the property, a private yard space awaits, ideal for enjoying a morning coffee or simply soaking up the sun.

The location further enhances the appeal of this property, with local amenities just a short stroll away. Excellent road and rail connections make commuting to nearby towns and cities effortless, adding to the convenience of daily life.

In summary, this charming two-bedroom terraced house on Dale Road is a fantastic opportunity for those seeking a well-maintained home in a desirable area. With spacious accommodation, a peaceful outdoor setting, and proximity to essential services, it is a place you will be proud to call your own. Don't miss your chance to make this lovely house your new home.

GROUND FLOOR

Entrance Lobby

Lounge

12'10" x 12'3" (3.92 x 3.74)

Dining Room

15'7" x 8'0" (4.76 x 2.45)

Kitchen

12'5" x 6'5" (3.79 x 1.97)

FIRST FLOOR

Landing

Bedroom 1

12'4" x 12'3" 11'0" (3.77 x 3.74 3.36)

Bedroom 2

9'5" x 8'7" (2.89 x 2.63)

Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 8 Mbps, Superfast 77Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average - good

Tenure: Freehold

Council Tax: Durham County Council, Band A (£1701 min)

Energy Rating: TBC

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 authorities. Robinsons cannot accept liability for any information provided.



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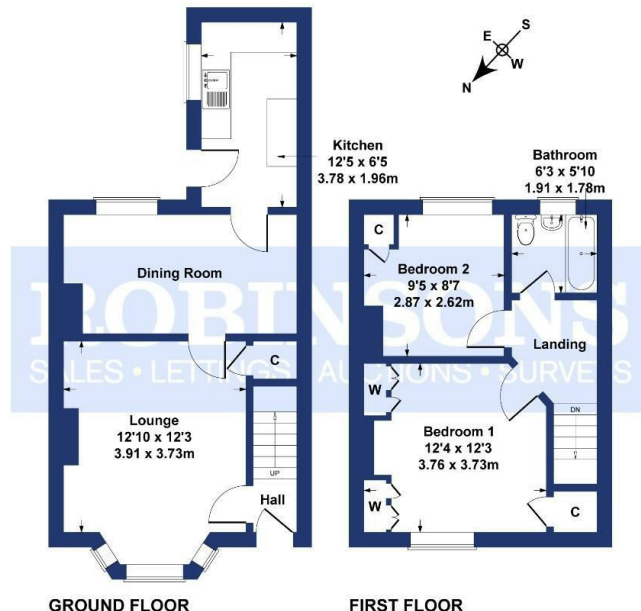
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Dale Road
Approximate Gross Internal Area
764 sq ft - 71 sq m



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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