



Windsor Gardens

Shildon DL4 1NA

Offers Over £180,000



Venture
PROPERTIES



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Windsor Gardens

Shildon DL4 1NA



- Two Bedroom Semi Detached Bungalow
- EPC Grade TBC
- Garage to Side & Drive

- CHAIN FREE
- Open Plan Lounge & Kitchen
- Good Sized Rear Garden

- Large Garden Room To Rear
- Modern Shower Room
- Gas Central Heating

Situated in the cul de sac of Windsor Gardens, Shildon, this delightful two-bedroom semi-detached bungalow offers a perfect blend of comfort and modern living. The property is chain-free, making it an ideal choice for those looking to move in without delay.

To the rear is a spacious open-plan lounge that seamlessly connects to a contemporary kitchen, creating a warm and inviting atmosphere for both relaxation and entertaining. The bungalow features one well-appointed shower room, ensuring convenience for residents and guests alike.

The property boasts two generously sized bedrooms, providing ample space for rest and personalisation. One of the standout features is the large rear garden room, which offers a versatile space that can be used for various purposes, whether it be a home office, playroom, or simply a tranquil retreat.

Outside, the good-sized rear garden is perfect for outdoor activities, gardening, or enjoying a peaceful afternoon in the sun. Additionally, the property includes parking for two vehicles and a garage, providing practical solutions for storage and convenience.

This bungalow is an excellent opportunity for first-time buyers, downsizers, or anyone seeking a comfortable home in a friendly neighbourhood. With its modern amenities and spacious layout, this property is sure to impress. Don't miss the chance to make this lovely bungalow your new home.

Entrance Hallway

Via composite front door, solid wood flooring and loft hatch with drop ladder.

Bedroom One

11'10" x 12'0" (3.629 x 3.669)

Having uPVC double glazed bay window to front and central heating radiator.

Bedroom Two

11'10" x 10'7" (3.616 x 3.240)

Having central heating radiator and uPVC double glazed window to front.

Shower Room/ WC

Large walk in shower cubicle with mains rainfall shower over, WC, wash hand basin set to vanity unit, heated towel rail, laminate flooring and tiled walls.

Lounge

13'10" x 15'2" (4.225 x 4.637)

Having feature fireplace with electric fire, solid oak flooring, central heating radiator and sliding doors to garden room.

Kitchen

14'3" x 10'0" (4.362 x 3.059)

Fitted with wall and base units with contrasting work surfaces over, one and a half bowl sink and drainer with mixer tap, integrated eye level oven and separate electric hob with extraction hood over, integrated fridge and freezer plumbing for washing machine, breakfast bar, solid oak flooring and cupboard housing gas boiler.

Garden Room

24'11" x 8'5" (7.617 x 2.579)

Large room having a warm roof installed, central heating radiator, laminate flooring, uPVC double glazed window and French doors to garden.

Garage

To the side is a single garage with electric garage door runs from an extension lead from the house. There is no power to the garage.

Externally

To the rear is an enclosed rear garden laid to lawn and paved patio area.

To the front is a further enclosed garden gravelled and paved, a concrete driveway leads to the single garage.

Agents Note

There are solar panels to the roof and we understand these are owned by the property.

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: B Annual price: £2,050.88 (Maximum 2024)

Energy Performance Certificate Grade TBC

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing. Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

Energy Performance Certificate

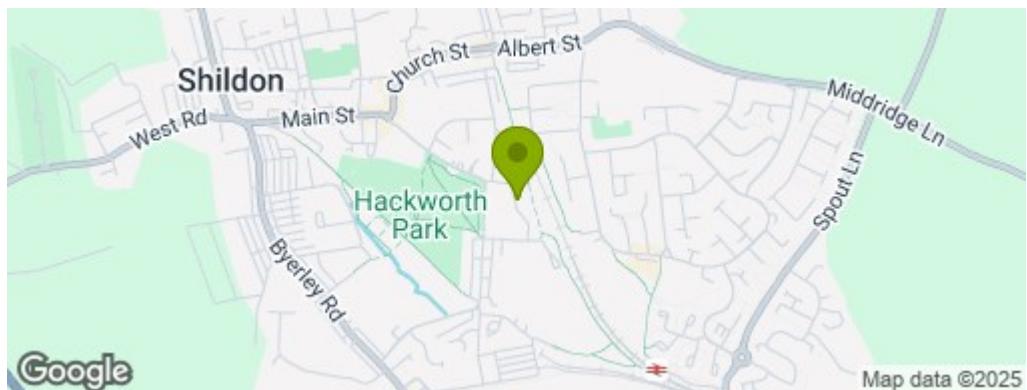
To view the Energy Performance Certificate for the property, please use the following link:-

EPC Grade TBC

GROUND FLOOR
880 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA: 880 sq.ft. (81.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original drawing and are for guidance only. No guarantee is given as to their accuracy, completeness, or relevance to current conditions. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is copyright of the vendor and may not be reproduced or communicated to third parties without the vendor's prior written consent. The vendor does not warrant that the property has been tested and no guarantee is given as to their operability or efficiency can be given.
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