



## Harker Street

Shildon, Bishop Auckland DL4 1AD

£125,000







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# Harker Street

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- Three Bedroom Cottage
- EPC Grade D
- Modern Fitted Kitchen

- Rear Enclosed Paved garden
- Gas Central Heating
- First Floor Bathroom

- Lounge & Dining Room
- Built In 1930s
- Front Gravelled Driveway

Nestled in the bustling town of Shildon, this delightful three-bedroom end-terrace cottage on Harker Street offers a perfect blend of comfort and convenience. Built in 1930, the property boasts a characterful exterior that reflects its historical roots while providing modern living spaces.

Upon entering, you are welcomed into an inviting open-plan lounge, which creates a warm and sociable atmosphere, ideal for both relaxation and entertaining. The lovely fitted kitchen complements the living area, providing a functional space for culinary pursuits and family gatherings.

The property features three well-proportioned bedrooms, offering ample space for family living or guest accommodation. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is the rear enclosed paved garden, providing a private outdoor space perfect for enjoying the fresh air, hosting barbecues, or simply unwinding after a long day.

Situated just off the high street, this cottage is conveniently located down a peaceful country lane, allowing for a tranquil lifestyle while still being within easy reach of local amenities. With a total area of 893 square feet, this property is an excellent opportunity for families, first-time buyers, or those seeking a charming retreat in a friendly community.

In summary, this end-terrace cottage on Harker Street is a wonderful home that combines character, comfort, and convenience, making it a must-see for anyone looking to settle in Shildon.

## GROUND FLOOR

### Entrance Porch

Via uPVC double glazed door.

### Lounge

12'9" x 13'1" (3.910 x 3.989)

Having laminate flooring, stairs rising to first floor, uPVC double glazed bay window to front, under stairs storage cupboard and central heating radiator.

### Dining Room

7'3" x 9'2" (2.233 x 2.812)

With French patio doors to rear and central heating radiator.

### Kitchen

13'10" x 10'8" (4.226 x 3.275)

Fitted with a good range of wall and base units with contrasting work surfaces over, sink unit with mixer tap, plumbing for washing machine and space for fridge freezer, gas oven, breakfast bar, central heating radiator, uPVC double glazed window to rear and stable entrance door.

## FIRST FLOOR

### Landing

With loft hatch, the loft has been boarded out having a drop ladder and electric.

### Bedroom One

9'3" x 9'3" (2.827 x 2.839)

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

### Bedroom Two

9'5" x 9'9" (2.887 x 2.986)

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

### Bedroom Three

10'0" x 6'5" (3.050 x 1.966)

Having central heating radiator, two storage cupboards one housing the gas boiler and uPVC double glazed window to rear.

### Bathroom / WC

Fitted with a white suite comprising of panelled bath, circular wash hand basin set to vanity unit, corner shower unit with mains shower over and chrome heated towel rail.

### Externally

To the front is a gravelled driveway with dropped kerb providing off road parking, whilst to the rear is a paved enclosed courtyard having double gates and also provides off road parking if required.

## Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2781-6010-2409-6961>

EPC Grade D

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

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

Council Tax: Durham County Council, Band: A Annual price: £1,841.11 (2025)

Energy Performance Certificate Grade D

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.

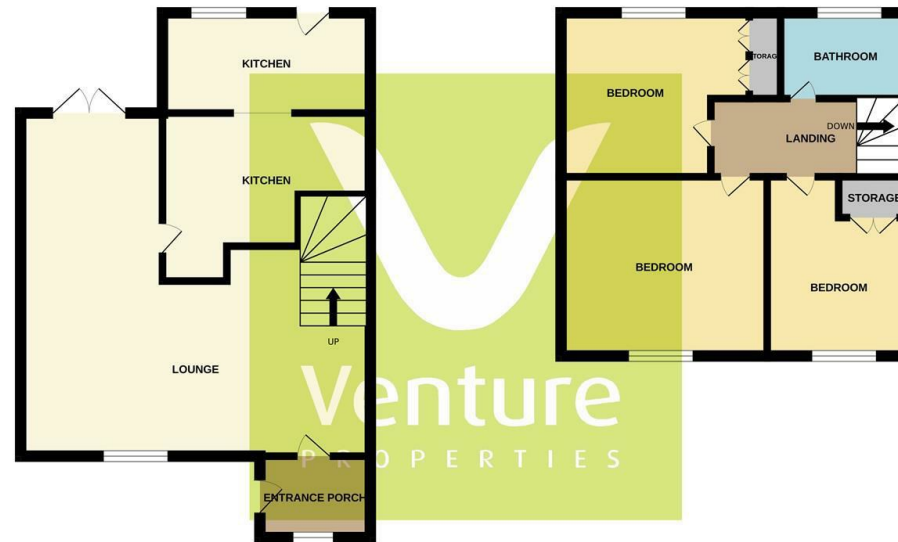
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

## Disclaimer

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GROUND FLOOR

1ST FLOOR



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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## Property Information

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