



## Westerdale Gardens

Shildon DL4 2LU

£145,000





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# Westerdale Gardens

Shildon DL4 2LU



- Two Bedroom Semi-detached Bungalow
- EPC Grade C
- Gas Central Heating

- Spacious Layout
- Lounge & Dining Room
- Situated On the Fringe Of Shildon

- Single Garage
- Garden Front & Rear
- Book Your Viewing Today !!!

Nestled in the charming area of Westerdale Gardens, Shildon, this delightful bungalow offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for relaxation and entertaining guests. The two well-proportioned bedrooms ensure a restful retreat, making it an ideal home for couples or small families.

The bungalow features a well-appointed bathroom, designed for both functionality and comfort. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

For those with a vehicle, the property includes parking for one car, adding to the convenience of everyday living. The surrounding area boasts a friendly community vibe, with local amenities and green spaces just a stone's throw away, making it a wonderful place to call home.

This bungalow is not just a property; it is a lifestyle choice, offering a peaceful retreat in a well-connected location. Whether you are looking to downsize or seeking your first home, this charming residence is sure to impress. Do not miss the opportunity to make this lovely bungalow your own.

## Ground Floor

### Entrance Hallway

Via uPVC double glazed entrance door, central heating radiator and two storage cupboards one housing the gas boiler.

### Lounge

14'11" x 13'11" (4.553 x 4.250)

Having central heating radiator, feature fireplace and aluminium picture window to front plus a feature window to side

### Bedroom Two

10'9" x 8'11" (3.293 x 2.735)

With central heating radiator, double fitted wardrobe and Aluminium double glazed window to front.

### Bathroom/WC

Panelled bath with mains shower over, WC, wash hand basin, radiator and Aluminium double glazed window to side.

### Bedroom One

13'1" x 11'9" (3.995 x 3.599)

With double fitted wardrobe, central heating radiator and Aluminium double glazed window to rear.

### Dining Room

11'11" x 8'5" (3.655 x 2.585)

With central heating radiator and aluminium double glazed window to both rear and side.

### Kitchen

10'4" x 6'3" (3.174 x 1.924)

Fitted with a range of wall and base units with contrasting work surfaces over, integrated electric oven and hob, stainless steel sink unit with mixer tap, plumbing for washing machine, tiled splash backs and uPVC double glazed window and door to rear.

### Externally

To the front is an enclosed garden.

Whilst to the rear is a gravelled garden and single garage with electric door.

### Energy Performance Certificate

To view the Energy Performance Certificate for the property

please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2966-8320-2025-5071>

EPC Grade C

### 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: Limited with a number of different service providers. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: B Annual price: £2,147.96 (Maximum 2025)

Energy Performance Certificate Grade C

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

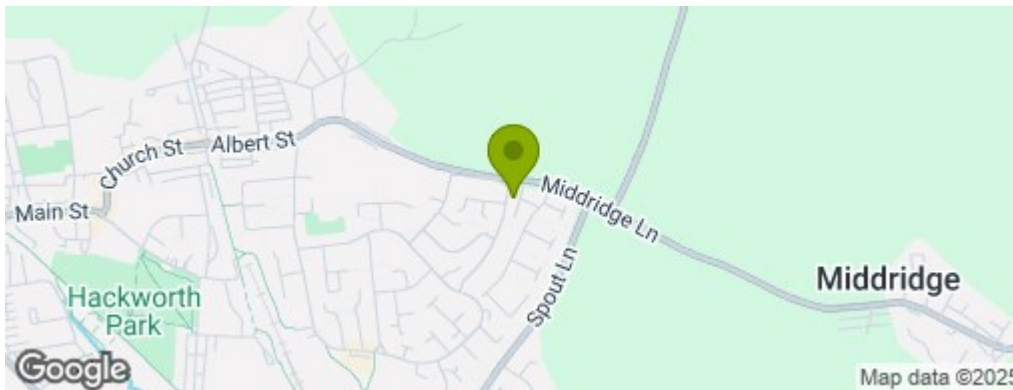
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. 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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