



Byerley Road

Shildon, County Durham, DL4 1HW

Price £75,000



Deceptively spacious three bedroomed mid-terrace family home offered to the market for sale. The property benefits from a low maintenance enclosed rear yard with storage shed and an additional lawned garden and single garage over the rear lane. Pleasantly situated on Byerley Road, Shildon in a prime town centre location allowing easy access to local amenities including primary schools, convenience stores, local shops, cafes and restaurants all within the village. There is an extensive public transport system in the area via bus and rail allowing for access to neighbouring towns and villages. Bishop Auckland and Newton Aycliffe provide access to facilities such as secondary schools, supermarkets, retail stores and high street shops. The A6072 is close by leading to the A1(M) ideal for commuters.

In brief, the property comprises; an entrance hall leading into the living room, dining room, kitchen and bathroom to the ground floor while the first floor consists of the three bedrooms. Externally, there is a gated forecourt and on street parking available to the front. To the rear, there is a low maintenance enclosed rear yard with brick-built shed providing ample storage. Over the rear lane, there is an additional garden space mainly laid to lawn with perimeter borders and single garage with double doors.



Living Room 13'1" x 13'1" (4.0 x 4.0)
Bright and spacious living room located to the front of the property, benefiting from neutral decor, ample space for furniture and bay window to the front elevation.

Dining Room 13'1" x 13'1" (4.0 x 4.0)
The dining room is another good size reception room, with space for a table and chairs, further furniture and French doors to the rear lead out into the yard.

Kitchen 12'5" x 6'2" (3.8 x 1.9)
The kitchen is fitted with a range of wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drain unit. Fitted with an integrated oven, hob and overhead extractor along with space for further free standing appliances.

Bathroom 18'8" x 7'6" (5.7 x 2.3)
The bathroom is fitted with a panelled bath, separate shower cubicle, WC and wash hand basin.

Master Bedroom 13'1" x 9'2" (4.0 x 2.8)
The master bedroom is a large double bedroom with fitted wardrobes and window to the rear elevation.

Bedroom Two 11'5" x 9'2" (3.5 x 2.8)
The second bedroom is another good size double bedroom with built in wardrobes and window to the front elevation.

Bedroom Three 11'5" x 5'10" (3.5 x 1.8)
The third bedroom is a large single room with window to the front elevation.

External
Externally, there is a gated forecourt and on street parking available to the front. To the rear, there is a low maintenance enclosed rear yard with brick-built shed providing ample storage. Over the rear lane, there is an additional garden space mainly laid to lawn with perimeter borders and single garage with double doors.

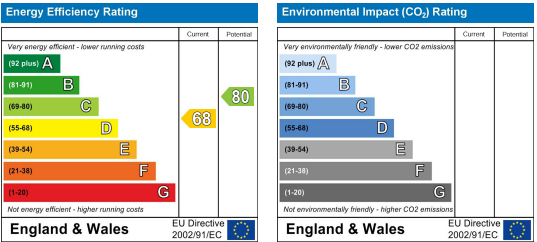
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.