



CARVERS

SALES & LETTINGS

Westerdale Gardens

Shildon, DL4 2LU

Offers in the region of £138,000

House - Semi-Detached



Offered for sale with NO ONWARD CHAIN this SEMI-DETACHED family home occupies a lovely cul-de-sac location to the outskirts of Shildon. Equipped with uPVC double glazing the property features a ground floor WC, fitted kitchen and a large living room to the rear of the property with sliding patio door. In addition there is a sun room with further patio door to the garden and access to a useful utility area. The first floor features two double bedrooms and one single bedroom with shower room/WC having modern white suite. Externally there are gardens to the front, side and rear with driveway leading to the attached garage.



- Ground floor WC
- Large living room
- Utility
- Shower room/WC
- Driveway & garage
- Fitted kitchen
- Sun lounge
- 3 bedrooms
- Front, side & rear gardens
- No onward chain

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band

Local Authority:- Durham County Council

Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)



AWAITING FLOOR PLAN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
sq ft



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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.







These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.