Central Parade, Shildon, DL4 1DN
4 Bed - House - Semi-Detached
Offers Over £155,000

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Central Parade
Shildon, DL4 1DN

Nestled on Central Parade in Shildon, this charming four-bedroom semi-detached family home offers a generous living space of 1,625 square feet, perfect for modern family life. The property is ideally situated just a short distance from a variety of local amenities, including supermarkets, shops, schools, and restaurants. For those seeking further options, Tindale Retail Park and the bustling town centre of Bishop Auckland are within easy reach, providing a wealth of high street shops, dining choices, and leisure facilities.

The area boasts an extensive public transport network, ensuring convenient access to neighbouring towns and villages via both bus and rail services. Additionally, the A6072 is nearby, making commuting straightforward.

Upon entering the property, you are welcomed by a spacious entrance hall that leads into a comfortable living room, a dining room perfect for family meals, and a well-appointed kitchen. The ground floor also features a garden room, ideal for relaxation, along with a cloakroom for added convenience. Ascending to the first floor, you will find the master bedroom, three further generously sized bedrooms, and a family bathroom, all designed to accommodate family needs.

Externally, the property boasts a walled courtyard and a large gated driveway at the front, providing ample off-street parking and access to a garage. The rear garden features a substantial lawn area complemented by patio spaces that are perfect for outdoor seating and entertaining. Well-established apple trees and garden borders cater to gardening enthusiasts, while a gravelled section offers an excellent spot for outdoor furniture or children's play equipment. This property presents a wonderful opportunity for families seeking a comfortable and well-located home in Shildon.

GROUND FLOOR

Hallway

Lounge
12'4" x 12'1" (3.76 x 3.7)

Dining Room
13'11" x 10'5" (4.25 x 3.2)

Kitchen
19'8" x 6'6" (6.0 x 2.0)

Garden Room
15'8" x 13'5" (4.8 x 4.1)

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FIRST FLOOR

Landing

Bedroom 1
13'11" x 10'5" (4.25 x 3.2)

Bedroom 2
12'5" x 12'2" (3.8 x 3.72)

Bedroom 3
13'10" x 9'2" (4.23 x 2.8)

Bedroom 4
10'4" x 6'6" (3.15 x 2.0)

Bathroom

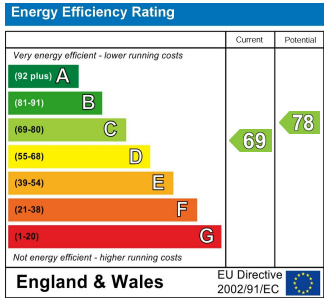
EXTERNAL

AGENTS NOTES
Council Tax: Durham County Council, Band D - Approx. £2551 p.a
Tenure: Freehold
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – yes
Probate – N/A
Rights & Easements – Unknown
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – Unknown
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Check with seller. Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying 0ut these checks.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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