
HUNTERS®
HERE TO GET you THERE
Auckland Terrace Shildon, DL4 1AZ

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Offers Over £70,000

Modern two bedroom, end terrace property located on Auckland Terrace in Shildon. The property is offered with no onward chain and is situated just a short distance from local amenities within the town, including convenience stores, cafes, butchers, local shops and popular high street stores. Further facilities are available in the nearby Tindale Retail Park and Bishop Auckland's town centre which provides access to supermarkets, healthcare services, food outlets and retail stores. Shildon has an extensive public transport system in the area via both bus and rail, providing regular access to neighbouring towns and villages including Darlington and Durham.

In brief the property comprises; an entrance hall leading through to the large living room and kitchen to the ground floor. The first floor contains the master bedroom, second bedroom, shower room and separate WC. Externally the property has a large low maintenance yard to the rear with double gates to the side allowing off street parking.

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GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.

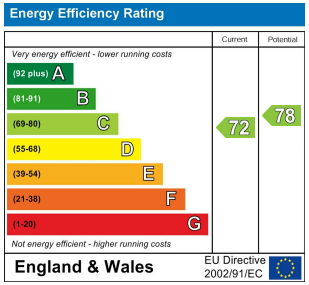


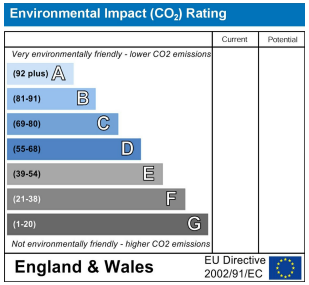
1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.

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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Living Room
19'8" x 10'10"
Spacious living room, benefiting from ample space for furniture, neutral decor along with a window to the front elevation and French doors to the rear leading into the yard.

Kitchen
12'4" x 7'0"
The kitchen is fitted with a range of modern wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer unit. Space is available for free standing appliances.

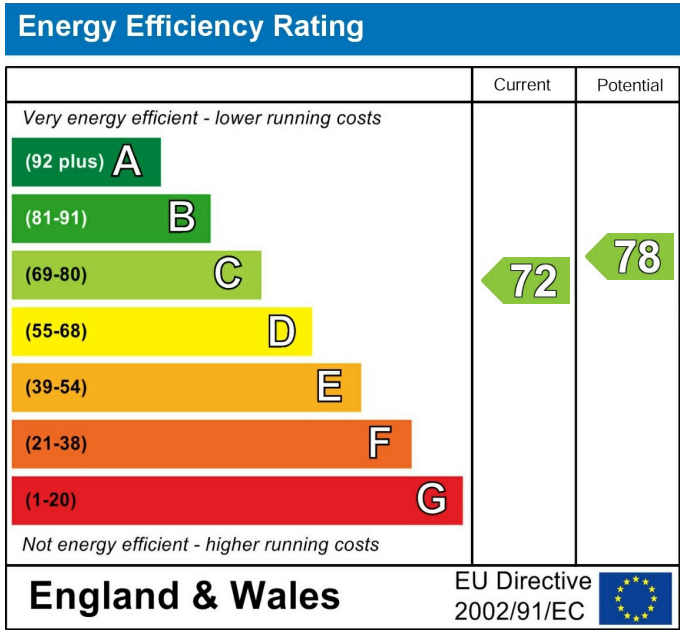
Master Bedroom
10'11" x 10'9"
The master bedroom is a large double bedroom with window to the rear elevation.

Bedroom Two
11'1" x 11'3"
A further double bedroom with window to the front elevation.

Shower Room
5'9" x 5'2"
The shower room is fitted with a double shower cubicle and wash hand basin.

WC
5'5" x 2'9"
Fitted with a WC.

External
Externally the property has a large low maintenance yard to the rear with double gates to the side allowing off street parking.



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. 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.




















NO PARKING

