

# HUNTERS<sup>®</sup>

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## Aspen Court

Shildon, DL4 2RQ

Price £60,000



### PUBLIC NOTICE

ADDRESS: 20, Aspen Court Shildon, DL4 2RQ

We are acting in the sale of the above property and have received an offer of £64,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC Rating: C

Two bedroomed semi-detached property situated on Aspen Court, Shildon. The property benefits from being close to the town centre allowing access to local facilities such as cafes, retail stores and primary schools. Along with Bishop Auckland being only approx. 2.8 miles away, where there are further amenities available. These range from supermarkets, shops, primary and secondary schools and transport links via the train and bus station.



Living Room 15'5" x 10'9" (4.7 x 3.3)  
Spacious living room offering ample space for furniture with window to the rear elevation allowing lots of natural light.

Kitchen/Dining Room 22'3" x 8'7" (6.8 x 2.64)  
The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, sink/drain, electric oven and gas hob. Space is available for further free standing appliances along with a dining table and chairs.

Master Bedroom 15'7" x 8'6" (4.75 x 2.6)  
Generously sized master bedroom with ample space for a king-sized bed and further furniture with window to the rear.

Bedroom Two 11'8" x 10'9" (3.58 x 3.3)  
Another large double bedroom with ample space for furniture and window to the rear.

Study 7'0" x 6'6" (2.15 x 2.0)  
A versatile room which could be used as a home office, playroom or additional storage with window to the side elevation.

Bathroom 5'11" x 4'7" (1.82 x 1.4)  
Famaily bathroom fitted with a panelled bath and overhead shower and wash hand basin.

WC 4'11" x 2'7" (1.5 x 0.8)  
Separate WC.

External  
Externally, there is a lawned garden to the front, while to the rear, there is a further enclosed low maintenance yard.

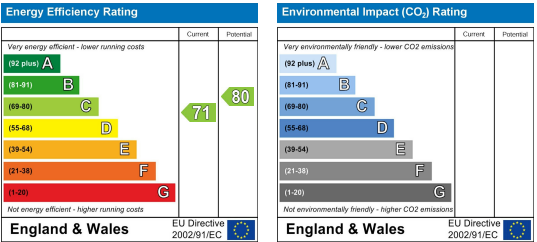
Area Map



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.