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Main Street Shildon, DL4 1AN

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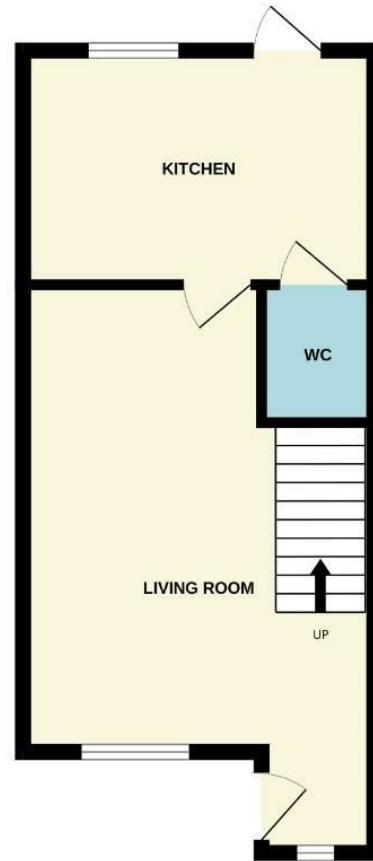
Price £85,000

Three bed roomed, semi detached family home with driveway located on Main Street, Shildon. Offered for sale with no onward chain, the property is ideal for both first time buyers and investors alike. Situated only a short distance from the town centre provides access to a range of local amenities such as schools, retail stores, cafes as well as healthcare services. There is also an extensive public transport system in the area offering access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham and Newcastle. The A688 is nearby, ideal for commuters, leading to the A1(M) both North and South.

In brief, the property comprises; the large living room, kitchen/dining room and cloakroom to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property has a small lawned garden to the front, whilst to the rear there is a driveway providing off street parking.

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GROUND FLOOR



1ST FLOOR



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 condition or efficiency can be given.  
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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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

## Living Room

10'2" x 17'1"

Spacious living room located to the front of the property, with ample space for furniture and large window to the front elevation.

## Kitchen/Diner

8'6" x 12'11"

The kitchen is fitted with a range of wood effect wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drainer unit. Space is available for free standing appliances along with a table and chairs. Window to the rear elevation.

## Cloakroom

Fitted with a WC and wash basin.

## Master Bedroom

8'6" x 9'10"

The master bedroom is a spacious double bedroom, with room for a double bed, further furniture and window to the front elevation.

## Bedroom Two

6'5" x 11'2"

The second bedroom is another double bedroom with window to the rear elevation.

## Bedroom Three

6'7" x 7'9"

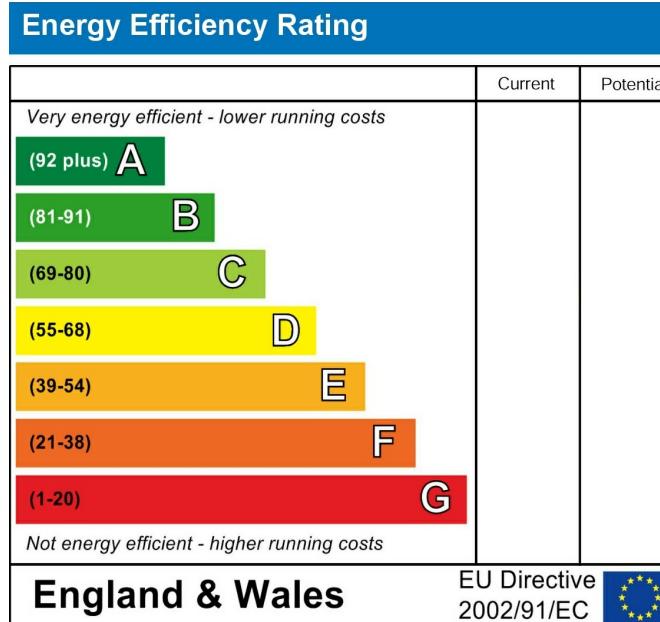
The third bedroom is a good size single bedroom.

## Bathroom

The bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

## External

Externally the property has a small lawned garden to the front, whilst to the rear there is a driveway providing 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.

