
HUNTERS®
HERE TO GET you THERE
31 Lambton Street, Shildon, County Durham, DL4 1JG

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Price £70,000

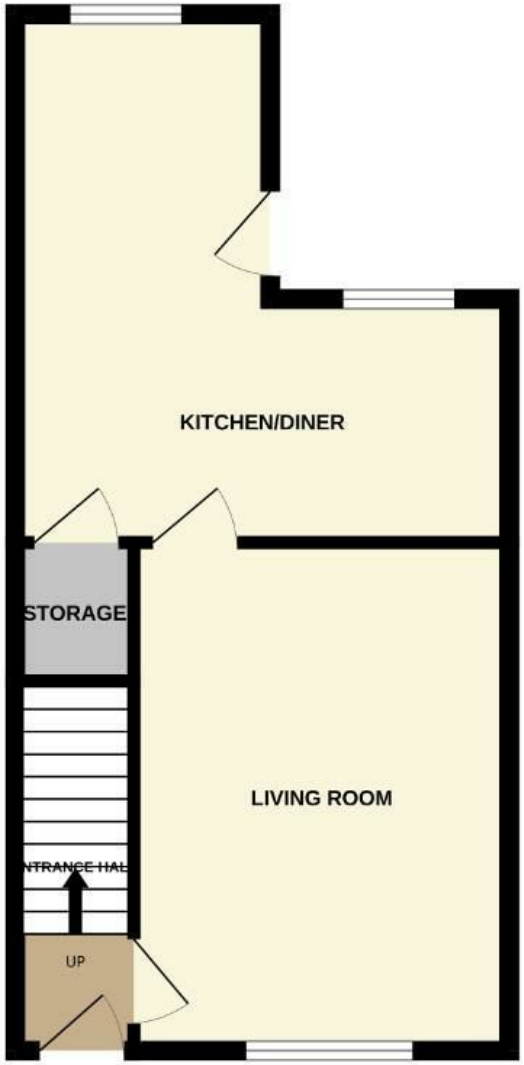
Modern two bedroom, terraced property situated on Lambton Street in Shildon offered for sale with no onward chain, ideal for investors or first time buyers alike. It allows easy access to local amenities as well as being a short distance from Bishop Auckland which has a further arrange of amenities including supermarkets, popular high street retail stores, healthcare services and both primary and secondary schools. There is also an extensive public transport system which allows for access to the neighbouring towns and villages but also to further afield places such as Darlington, Durham, Newcastle and York. For commuters, the A688 and the A689 are nearby, they lead to the A1 (M) both North and South.

In brief the property comprises; an entrance hall leading through to the living room and kitchen/diner to the ground floor. The first floor contains the master bedroom, second bedroom and family bathroom. Externally the property has an enclosed yard to the rear with gated access into the back lane, whilst to the front on street parking is available.

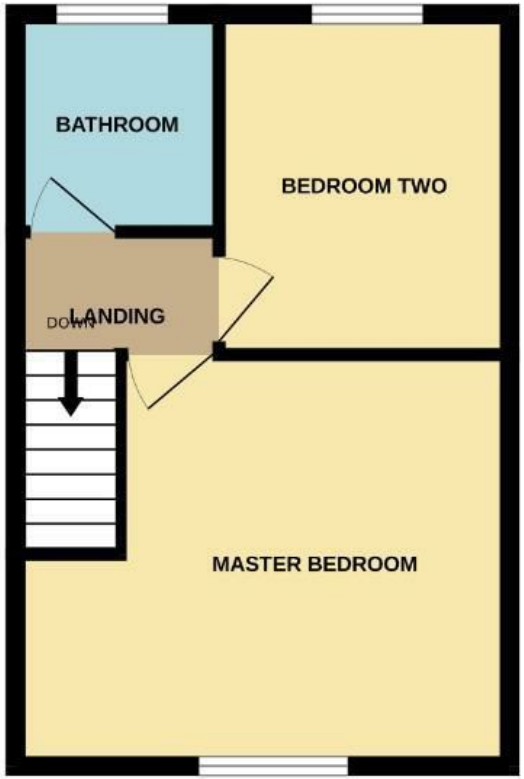
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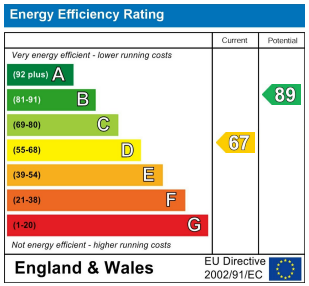
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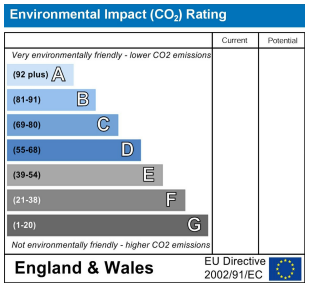
GROUND FLOOR



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 operability or efficiency can be given.
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Living Room
15'1" x 12'8"
Spacious living room benefiting from neutral decor, ample space for furniture and window to the front elevation.

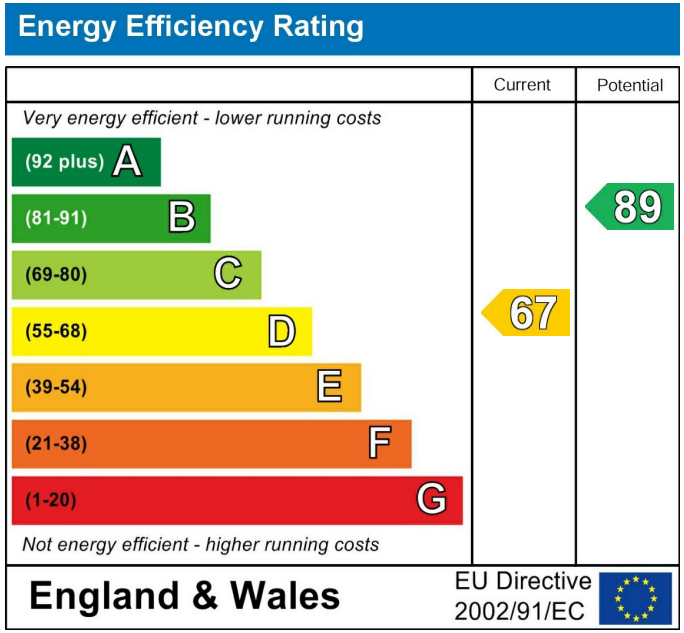
Kitchen/Diner
15'7" x 15'0"
The kitchen is fitted with a modern range of wall, base and drawer units, complementing work surfaces, splash backs and sink/drainer unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances and a kitchen table and chairs.

Master Bedroom
15'1" x 11'8"
The master bedroom is a large double bedroom with space for a king sized bed, further furniture and window to the front elevation.

Bedroom Two
10'3" x 8'6"
The second bedroom is a double bedroom with window to the rear elevation.

Bathroom
6'6" 6'2"
The bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

External
Externally the property has an enclosed yard to the rear with gated access into the back lane, whilst to the front on street parking is available.



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.






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