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Elm Road Shildon, DL4 1BH

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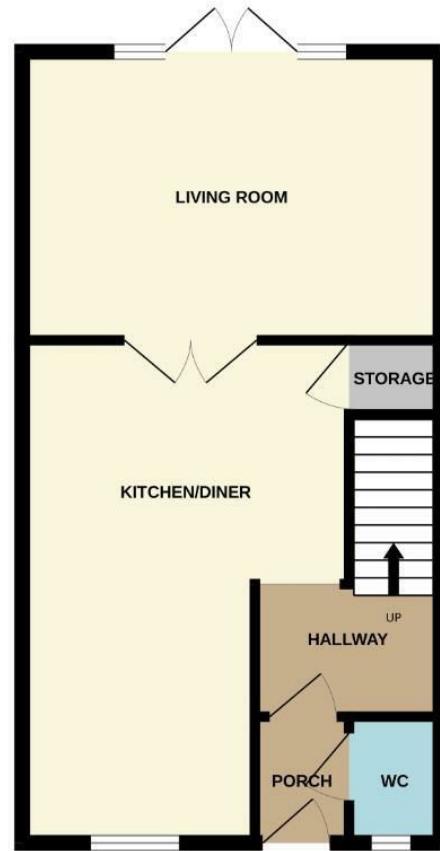
Offers In Excess Of £90,000

Deceptively spacious, three bed roomed family home located on Elm Road within a popular residential area of Shildon. This mid-terrace property is immaculately presented and benefits from an array of improvements made by the current owners including a new roof, ground floor laminate flooring and first floor carpets, upgraded kitchen and full decor throughout, complete with enclosed front and back gardens and separate single garage with power and lighting. It is close to primary schools, local stores, restaurants as well as great public transport links. Located only approx. 0.5 mile from the town centre which offers further array of amenities, whilst Bishop Auckland and Tindale Retail Park allow access to amenities including; supermarkets, secondary schools, restaurants, independent stores as well as popular high street retail stores. The A688 is nearby which leads to the A1(M) both North and South, ideal for commuters.

In brief the property comprises; a entrance hall leading into the open-plan kitchen/dining room, living room and cloakroom to the ground floor. The first floor contains the master bedroom, two further spacious bedrooms and the family bathroom. Externally there is an enclosed gravelled courtyard to the front, along with a further low maintenance garden to the rear with gravelled and patio spaces perfect for outdoor furniture and storage shed. There is also a detached single garage and parking space along with off street parking available to the front.

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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 heating, water, gas and electricity systems and appliances shown have not been tested and no guarantee as to their operability 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

15'7" x 10'9"

Spacious and bright living room located to the rear of the property offering plenty of room for furniture and benefits from media wall, new laminate flooring, neutral decor, large windows and French doors fitted with Perfect Fit Blinds.

## Kitchen

8'6" x 5'6"

The kitchen contains a range of wooden wall, base and drawer units, contrasting work surfaces, tiled splash backs and black sink/drainer unit. Benefiting from an integrated electric oven, gas hob and overhead extractor hood and breakfast bar. Space for a free standing fridge/freezer and washing machine.

## Dining Area

15'8" x 10'8"

The dining area is open-plan from the kitchen and provides space for a dining table and chairs along with further furniture and benefits from new laminate flooring.

## Cloakroom

The cloakroom is fitted with a WC and wash hand basin set within a vanity unit.

## Master Bedroom

13'1" x 8'7"

The master bedroom is generously sized and provides space for a king sized bed and further furniture, has built in storage cupboards, newly fitted carpets and window to the front elevation.

## Bedroom Two

13'7" x 8'6"

The second bedroom is another spacious double bedroom with new carpets and window to the rear elevation.

## Bedroom Three

10'2" x 6'6"

The third bedroom is a single bedroom with built in storage cupboard and window providing plenty of natural light.

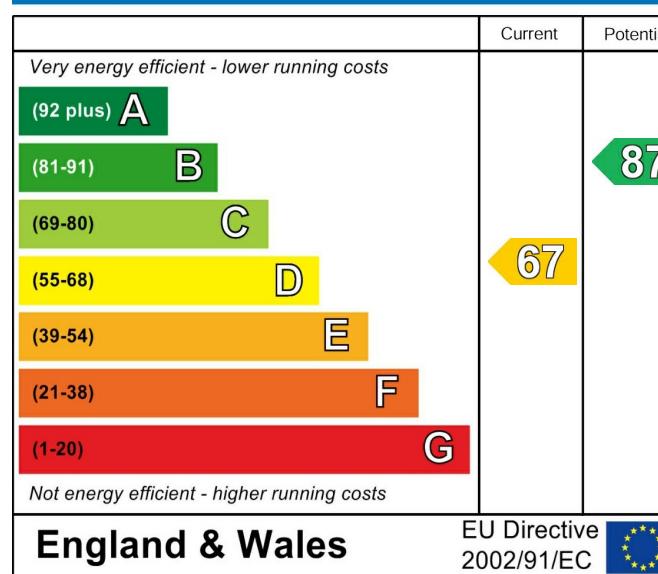
## Shower Room

The shower room contains a double walk in shower cubicle with overhead rainfall shower, heated towel rail, WC and wash hand basin.

## External

Externally there is an enclosed gravelled courtyard to the front, along with a further low maintenance garden to the rear with gravelled and patio spaces perfect for outdoor furniture and storage shed. There is also a detached single garage and parking space along with off street parking available to the front.

## Energy Efficiency Rating



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.

