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Celandine Way Shildon, DL4 2DT

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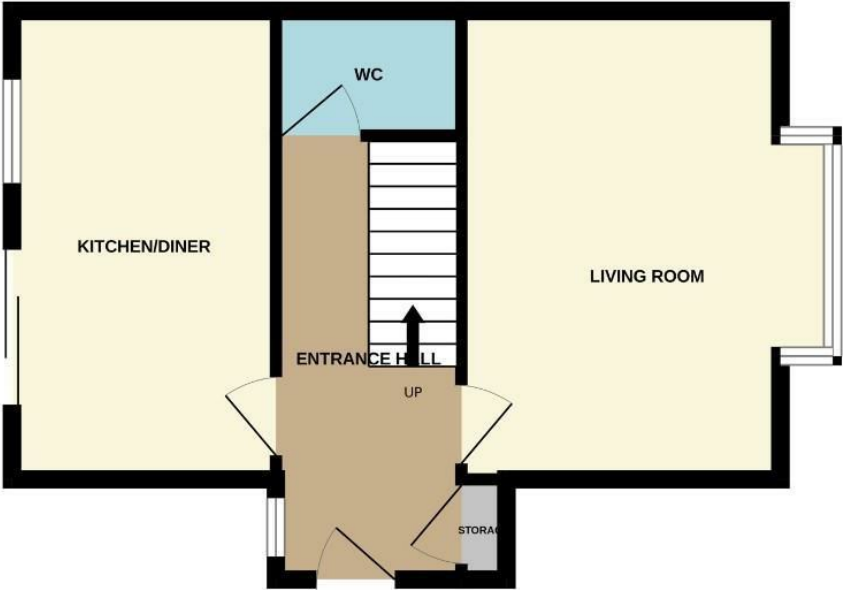
Offers Over £150,000

Beautifully presented three bedroomed semi detached property located on Celandine Way in Shildon. Situated just a short distance from local amenities as well as Tindale Retail Park and Bishop Auckland's town centre which allows for access to supermarkets, retail stores, food outlets and healthcare services. There is an extensive public transport system in the area allowing for access to not only the neighbouring towns and villages, but to further afield places such as Darlington, Durham and Newcastle. Situated just a short distance from the A6072 which leads to the A68 and then the A1(M) both North and South.

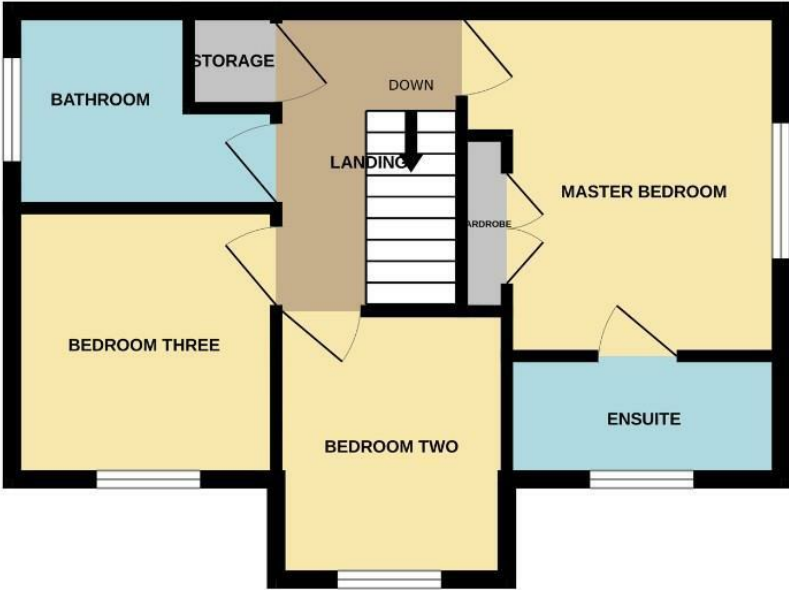
In brief the property comprises; an entrance hall which leads through into the living room, kitchen/diner and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, two further bedrooms and the family bathroom. Externally the property has a large gravelled driveway to the front along with a lawned garden. To the rear there is an enclosed garden mainly laid to lawn, with patio area ideal for outdoor seating and perimeter fenced borders.

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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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		88			
	73				
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Living Room

14'10" x 10'2"
Bright and spacious living room provides ample space for furniture, with neutral decor and dual aspect windows providing lots of natural light.

Kitchen/Diner

14'9" x 8'5"
The kitchen is fitted with a range of modern wall, base and drawer units, under counter lighting, complementing quartz work surfaces, tiled splash backs and sink/drainier unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances. Space is available for a table and chairs along with sliding doors leading out into the garden.

Cloakroom

5'10" x 4'2"
Fitted with a WC and wash hand basin.

Master Bedroom

10'9" x 10'5"
The master bedroom provides space for a king size bed, fitted wardrobes, further furniture and window to the side elevation.

Ensuite

8'8" x 3'9"
The ensuite contains a double shower cubicle, WC and wash hand basin.

Bedroom Two

9'0" x 7'7"
The second bedroom is a spacious double bedroom with window to the front elevation.

Bedroom Three

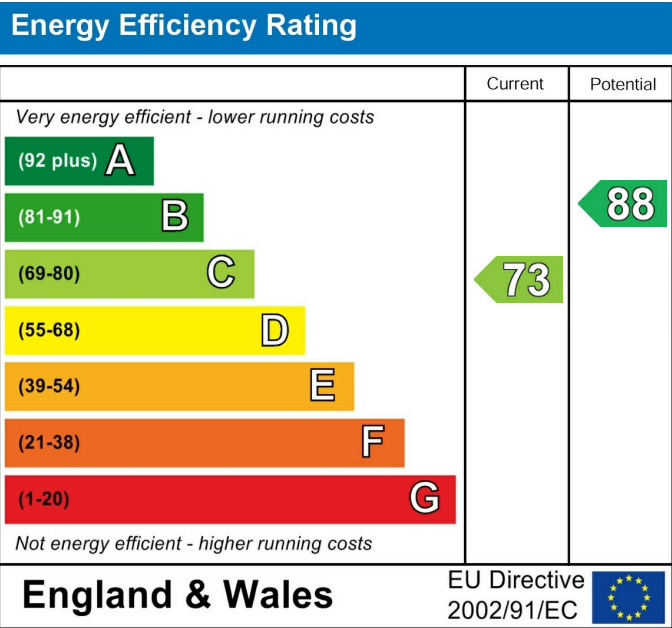
8'8" x 7'9"
The third bedroom is a single bedroom with space for further furniture and window to the front elevation.

Bathroom

6'6" x 5'6"
The bathroom contains a panelled bath, WC and wash hand basin.

External

Externally the property has a large gravelled driveway to the front along with a lawned garden, To the rear there is an enclosed garden mainly laid to lawn, with patio area ideal for outdoor seating and perimeter fenced borders.



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.









