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Old Eldon
Old Eldon, Shildon, DL4 2QT

Offers in the region of £184,950

House - Terraced
2 Bedroom/s
1 Bathroom/s

****ADDITIONAL LAND EXTENDING TO APPROXIMATELY 300sq m**.** If your looking for a beautifully presented home with plenty of parking, a South-facing enclosed garden and further land, (extending to approximately 300sq m), this could be the property for you. Situated in the tranquil hamlet of Old Eldon this unique property features an entrance vestibule with useful utility room, a living/dining room with media wall and French doors opening to the rear garden and a fitted kitchen/breakfast room which also overlooks the rear garden. The first floor features a spacious landing with each bedroom equipped with built-in wardrobes whilst the family bathroom/WC features a separate corner shower cubicle for added convenience. There is a sizeable South facing garden to the rear of the property with lawn and patio with pedestrian gate opening to a substantial gated parking area. In addition there is a further piece of land extending to around 300sq m which could be utilised for a number of purposes including the erection of a double garage (pre-planning application previously applied for), stable block for horses, allotment, play area etc subject to the usual planning consents. Equipped with oil central heating to radiators with uPVC double glazing we would encourage an internal viewing at the earliest opportunity.





- "L" shaped living/dining room with French doors and media wall
- Built-in wardrobes to each bedroom
- Utility area
- Lovely enclosed rear garden with lawn and patio
- Additional piece of land extending to circa 300sq m suitable for a number of uses - subject to permissions
- Fitted kitchen/breakfast room
- Family bathroom/WC with separate shower cubicle
- South facing rear aspect
- Extensive gated parking area

Agents Notes

Tenure:- Freehold

Oil central heating to radiators & septic tank

uPVC double glazing throughout

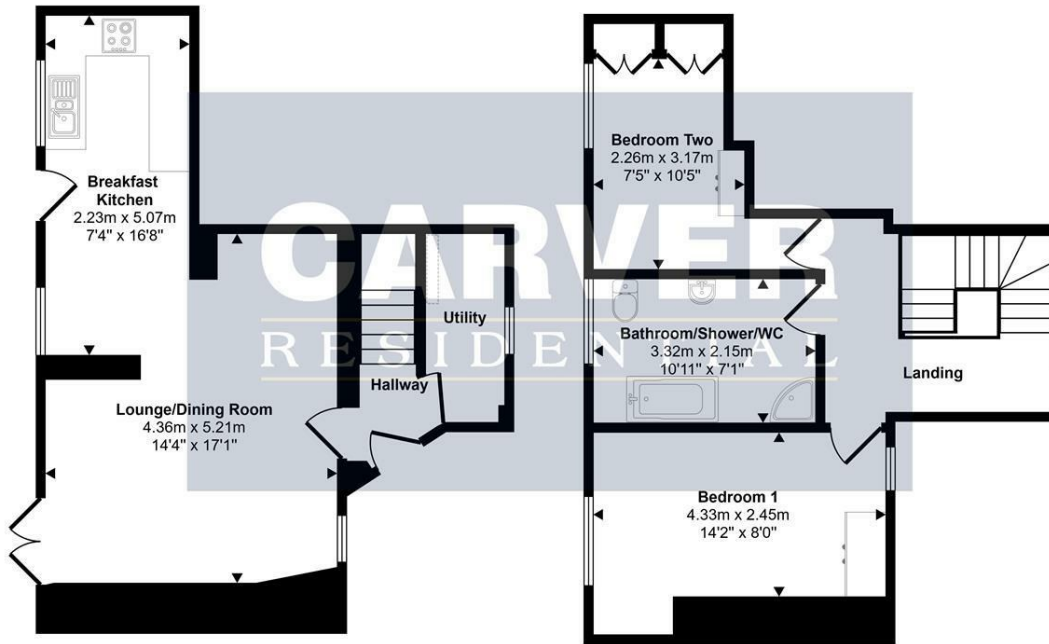
Council Tax:- Band A

Local Authority:- Durham County Council

Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Approx Gross Internal Area
80 sq m / 862 sq ft



Ground Floor
Approx 40 sq m / 433 sq ft

First Floor
Approx 40 sq m / 429 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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