



Hackworth Road, DL4 1LX  
2 Bed - House - Mid Terrace  
£65,000

**ROBINSONS**  
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Situated on Hackworth Road in Shildon, this mid-terrace house offers a delightful blend of character and modern living. Built in 1910, the property has been extremely well presented throughout, ensuring a warm and inviting atmosphere for its future occupants.

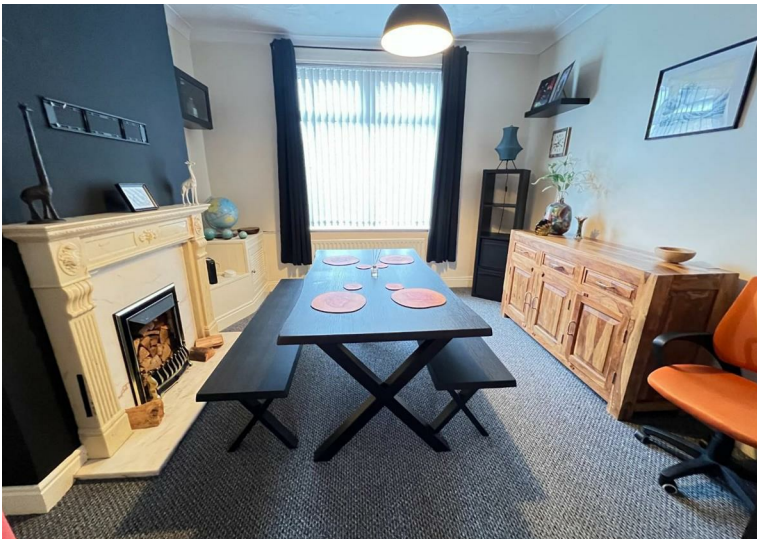
Spanning an impressive 904 square feet, the accommodation is both spacious and practical, featuring two generously sized reception rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed, making it ideal for both families and professionals alike.

The property boasts two comfortable bedrooms, perfect for restful nights, and a well-appointed bathroom that caters to all your needs. Its proximity to local amenities means that shops, schools, and parks are just a stone's throw away, enhancing the convenience of daily life.

The accommodation on offer briefly comprises: Entrance Hall, Lounge, Dining Room, and kitchen to the ground floor whilst to the first floor there are two good sized bedrooms and family bathroom.

This home is not just a place to live; it is a sanctuary that combines the charm of its historical roots with the comforts of contemporary living. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Do not miss the opportunity to make this lovely house your new home.

To arrange a viewing please call Robinsons on 01388 458111



**GROUND FLOOR**

**Entrance Hall**

**Lounge**  
12'0" x 11'10" (3.68 x 3.63)

**Dining Room**  
13'10" x 12'5" (4.24 x 3.8)

**Kitchen**  
15'1" x 6'5" (4.61 x 1.98)

**FIRST FLOOR**

**Landing**

**Bedroom 1**  
15'10" x 12'0" (4.83 x 3.66)

**Bedroom 2**  
10'0" x 8'11" (3.05 x 2.74)

**Bathroom**

**EXTERNAL**

**AGENTS NOTES**

Council Tax: Durham County Council, Band A - Approx.  
£1701 p.a  
Tenure: Freehold  
Estate Management Charge – NA

Property Construction – Standard,  
Number & Types of Rooms – Please refer to the details and  
floorplan, all measurements are for guidance only  
Gas Supply - Mains  
Electricity supply – Mains  
Water Supply – Mains  
Sewerage – Mains  
Heating – Gas Central Heating  
Estimated Mobile phone coverage – Please refer to the  
Ofcom Website - <https://www.ofcom.org.uk>  
Estimated Broadband Download speeds – please refer to  
the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building  
Safety issues. However, we would recommend that the

purchaser engages the services of a chartered surveyor to  
confirm.  
Restrictions – Covenants which affect the property are within  
the Land Registry Title Register which is available for  
inspection.  
Selective licencing area – yes  
Probate – NA  
Rights & Easements – None known, check with seller  
Flood risk – Refer to the Gov website -  
<https://www.gov.uk/check-long-term-flood-risk>  
Coastal Erosion – Refer to the Gov website -  
<https://www.gov.uk/check-coastal-erosion-management-in-your-area>  
Protected Trees – check with seller  
Planning Permission – Nothing in the local area to affect this  
property that we are aware of. Check with seller.  
Accessibility/Adaptations – any alterations or conversions  
etc.  
Mining Area – Coal Mining Reporting Area, further searches  
may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith  
using publicly available sources and information obtained  
from the vendor prior to marketing. Verification and  
clarification of this information, along with any further details  
concerning Material Information parts A, B & C, should be  
sought from a legal representative or appropriate authorities  
before making any financial commitments. Robinsons  
cannot accept liability for any information provided  
subsequent amendments or unintentional errors or  
omissions.  
  
HMRC Compliance requires all estate agents to carry out  
identity checks on their customers, including buyers once  
their offer has been accepted. These checks must be  
completed for each purchaser who will become a legal  
owner of the property. An administration fee of £30 (inc. VAT)  
per individual purchaser applies for carrying out these  
checks.



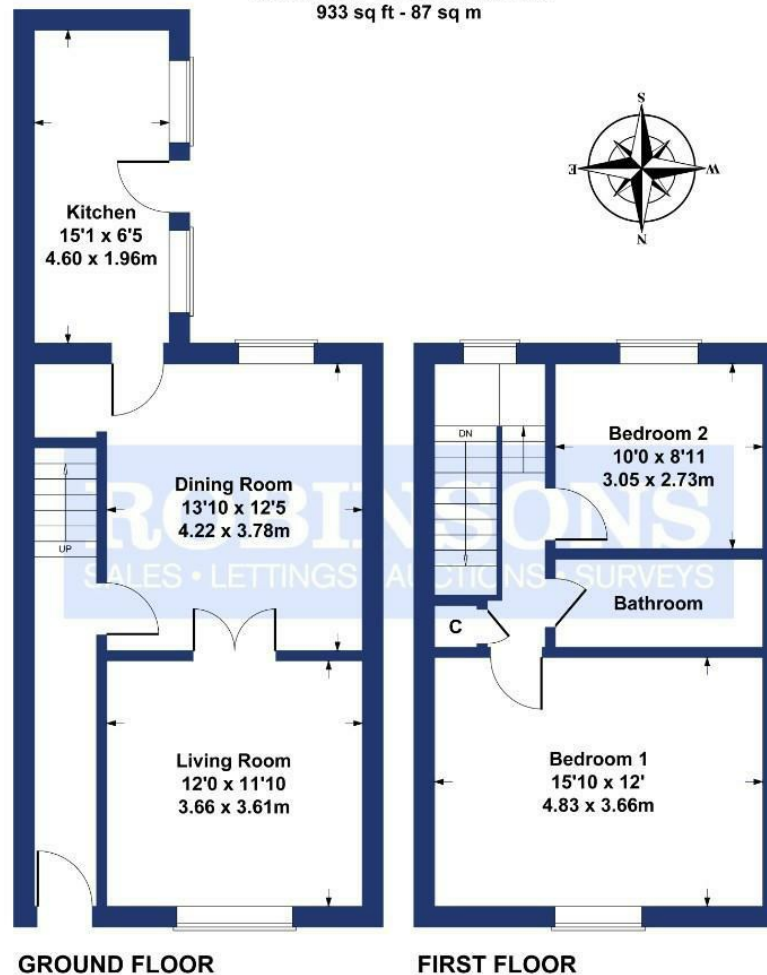






# Hackworth Road

Approximate Gross Internal Area  
933 sq ft - 87 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

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		
England & Wales		
		EU Directive 2002/91/EC

85

69

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.