

# HUNTERS<sup>®</sup>

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## John Street

Shildon, DL4 1NG

Offers In Excess Of £50,000



Two bedroomed mid-terrace property situated on John Street, Shildon. This property is offered to the market with tenants in situ making it a perfect opportunity for investors. Located just a short distance from the town centre provides access to a range of local shops, schools, retail stores and healthcare services, Bishop Auckland and Tindale Retail Park provides access to supermarkets, food outlets and further popular retail stores. 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 and Durham.

In brief, the property comprises; an entrance porch leading into the leading into the living room, kitchen, utility room and bathroom to the ground floor. The first floor consists of the two bedrooms. Externally, the property has a fenced garden mainly laid to lawn, with a further enclosed yard to the rear.



**Living Room 14'1" x 13'5" (4.3 x 4.1)**  
Spacious living room located to the front of the property with neutral decor and bay window offering plenty of natural light.

**Kitchen 15'8" x 11'1" (4.8 x 3.4)**  
The kitchen is fitted with a range of wood effect wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drain. Space is available for integrated and free standing appliances, along with dining furniture.

**Utility Room 5'4" x 4'11" (1.65 x 1.5)**  
The utility room offers further base units with space for under-counter appliances.

**Bathroom 6'6" x 4'11" (2.0 x 1.5)**  
The family bathroom is fitted with a panelled bath with overhead shower, wash hand basin and WC with window to the side elevation.

**Master Bedroom 14'1" x 10'9" (4.3 x 3.3)**  
The master bedroom is generously sized with space for a king-sized bed and further furniture, benefiting from neutral decor and window to the front elevation.

**Bedroom Two 10'9" x 7'1" (3.3 x 2.18)**  
The second bedroom is a single room with neutral decor and skylight to the rear elevation.

**External**  
Externally, the property has a fenced garden mainly laid to lawn, with a further enclosed yard to the rear.

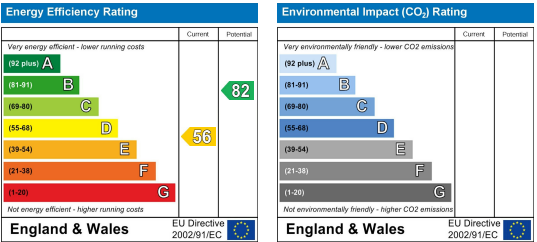
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.