



**Sterling Way, Shildon, DL4 2GT**  
**3 Bed - House - Townhouse**  
**£150,000**

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Welcome to this charming three-bedroom townhouse located at 2 Sterling Way, Shildon, within the desirable Middridge Vale residential development. This property is an excellent opportunity for first-time buyers and growing families seeking a comfortable and convenient home.

The townhouse is ideally situated close to two convenience stores and primary schools, making it perfect for families. The local amenities of Shildon town centre are just a short distance away, while within a three-mile radius, you will find more extensive shopping, educational, and leisure facilities in Bishop Auckland, Newton Aycliffe, and Tindale. For those who rely on public transport, the property boasts excellent transport links, with train and bus services available within a five-minute walk, providing easy access to surrounding areas and employment centres.

Upon entering the property, you are greeted by an entrance hall that leads to a well-appointed kitchen, a spacious living area, and a cloakroom on the ground floor. The first floor features a comfortable living room and the third bedroom, while the second floor is home to the master bedroom complete with an ensuite, a second bedroom, and a family bathroom.

Externally, the property offers an enclosed front garden with a gravel finish, providing a low-maintenance outdoor space. The rear garden is a delightful south-facing split-level area, featuring a raised seating space and an artificial lawn, perfect for enjoying sunny days. Additionally, there is a gate leading to a private car park with two allocated parking bays, ensuring convenience for residents.

This townhouse presents a wonderful opportunity to enjoy modern living in a vibrant community. Don't miss your chance to make this lovely property your new home.

## GROUND FLOOR

### Entrance Hall

### Open Plan Kitchen/Living/Dining Area

24'5 x 14'5 ( 7.44m x 4.39m )

### WC

## FIRST FLOOR

### Landing

### Lounge

14'5 x 12'10 (4.39m x 3.91m)

### Bedroom 3

11'6 x 8' (3.51m x 2.44m)

## SECOND FLOOR

### Landing

### Bedroom 1

11'11 x 9'4 (3.63m x 2.84m)

### Ensuite

### Bedroom 2

12'6 x 7'11 (3.81m x 2.41m)

### Family Bathroom

## EXTERNAL

## AGENTS NOTES

Council Tax: Durham County Council, Band C - Approx. £2268 min p.a

Tenure: Freehold

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 (not metered)

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 – N/A

Probate – N/A

Rights & Easements – Unknown

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 – Unknown

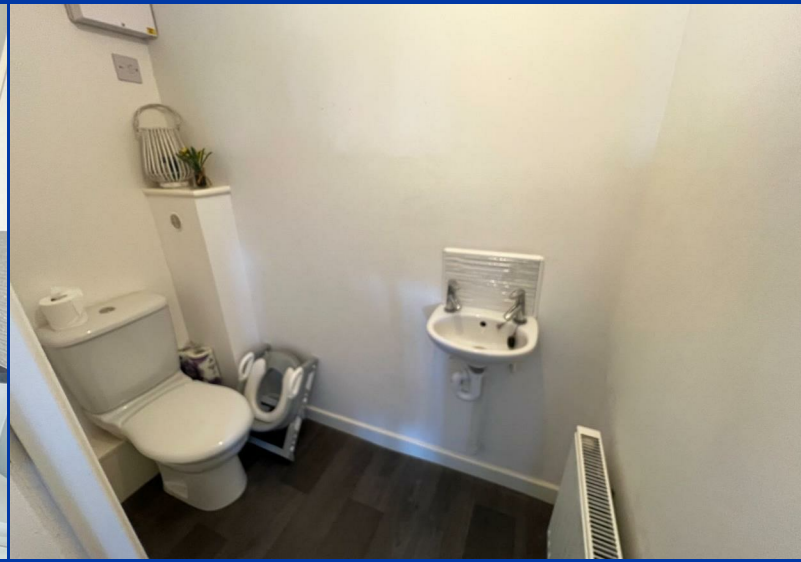
Planning Permission – Nothing in the local area to affect this property that we are aware of.

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.





# OUR SERVICES

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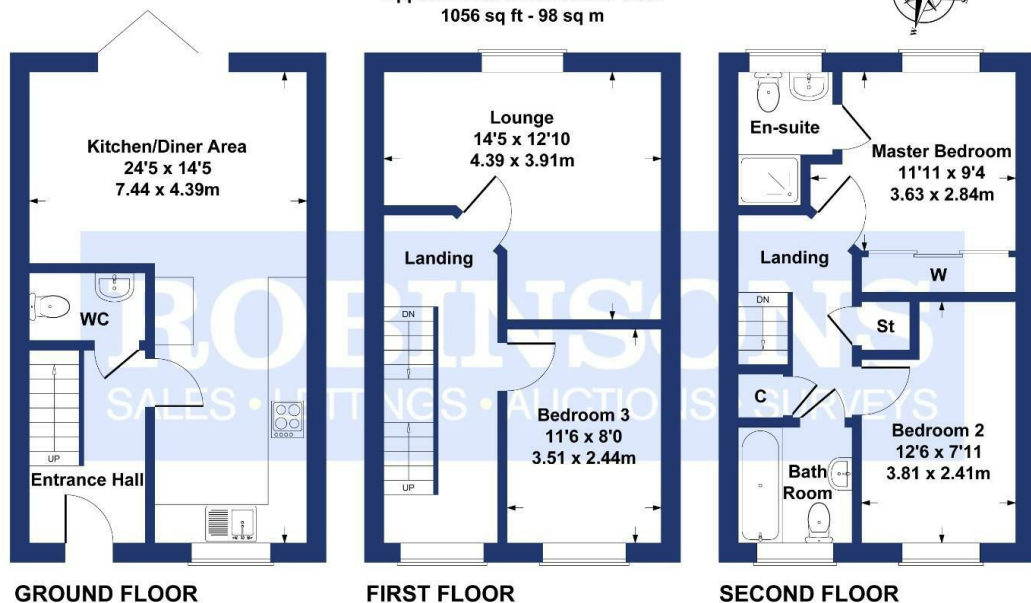
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Sterling Way

Approximate Gross Internal Area  
1056 sq ft - 98 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. 2026

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

### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswyny ard.co.uk

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.



# ROBINSONS

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120 Newgate Street, Bishop Auckland, DL14 7EH | Tel: 01388 458111 | info@robinsonsbishop.co.uk

www.robinsonsestateagents.co.uk