



Gresley Drive, Shildon, DL4 2GH
3 Bed - House - Semi-Detached
Offers Over £140,000

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Gresley Drive Shildon, DL4 2GH

**** FOR SALE WITH NO ONWARD CHAIN ****

Nicely situated in the sought-after area of Gresley Drive, Shildon, this beautifully presented three-bedroom townhouse offers a perfect blend of modern living and convenience. Situated within a popular new residential development, the property is ideally located close to local amenities and excellent transport links, making it an attractive option for families and professionals alike.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The well-equipped fitted kitchen is a highlight of the home, featuring modern appliances including an integrated dishwasher, fridge, and freezer, ensuring that meal preparation is both efficient and enjoyable.

The townhouse boasts two contemporary bathrooms, along with a convenient ground floor WC, catering to the needs of a busy household. Each of the three bedrooms is generously sized, offering ample space for rest and personalisation.

Outside, the property features beautifully landscaped rear gardens, providing a tranquil outdoor space for leisure and recreation. Additionally, there is parking available for two vehicles, adding to the practicality of this delightful home.

This townhouse is an excellent opportunity for those seeking a stylish and comfortable living space in a vibrant community. With its modern amenities and prime location, it is sure to appeal to a wide range of potential buyers or renters. Do not miss the chance to make this lovely property your new home.

To arrange a viewing please call Robinsons on 01388 458111











GROUND FLOOR

Entrance Porch

Lounge

11'9" x 11'8" (3.60 x 3.56)

Inner Lobby

Kitchen/Dining Room

11'9" x 8'9" maximum (3.60 x 2.69 maximum)

WC

FIRST FLOOR

Landing

Bedroom 2

11'9" x 10'5" maximum (3.60 x 3.20 maximum)

Bedroom 3

11'9" x 8'10" maximum (3.60 x 2.71 maximum)

Family Bathroom

SECOND FLOOR

Landing

Bedroom 1

12'10" x 8'4" plus dormer (3.93 x 2.56 plus dormer)

En Suite

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 3 Mbps, Superfast 49 Mbps

Mobile Signal/Coverage: Average -Good

Tenure: Freehold

Council Tax: Durham County Council, Band B (£1984 Min)

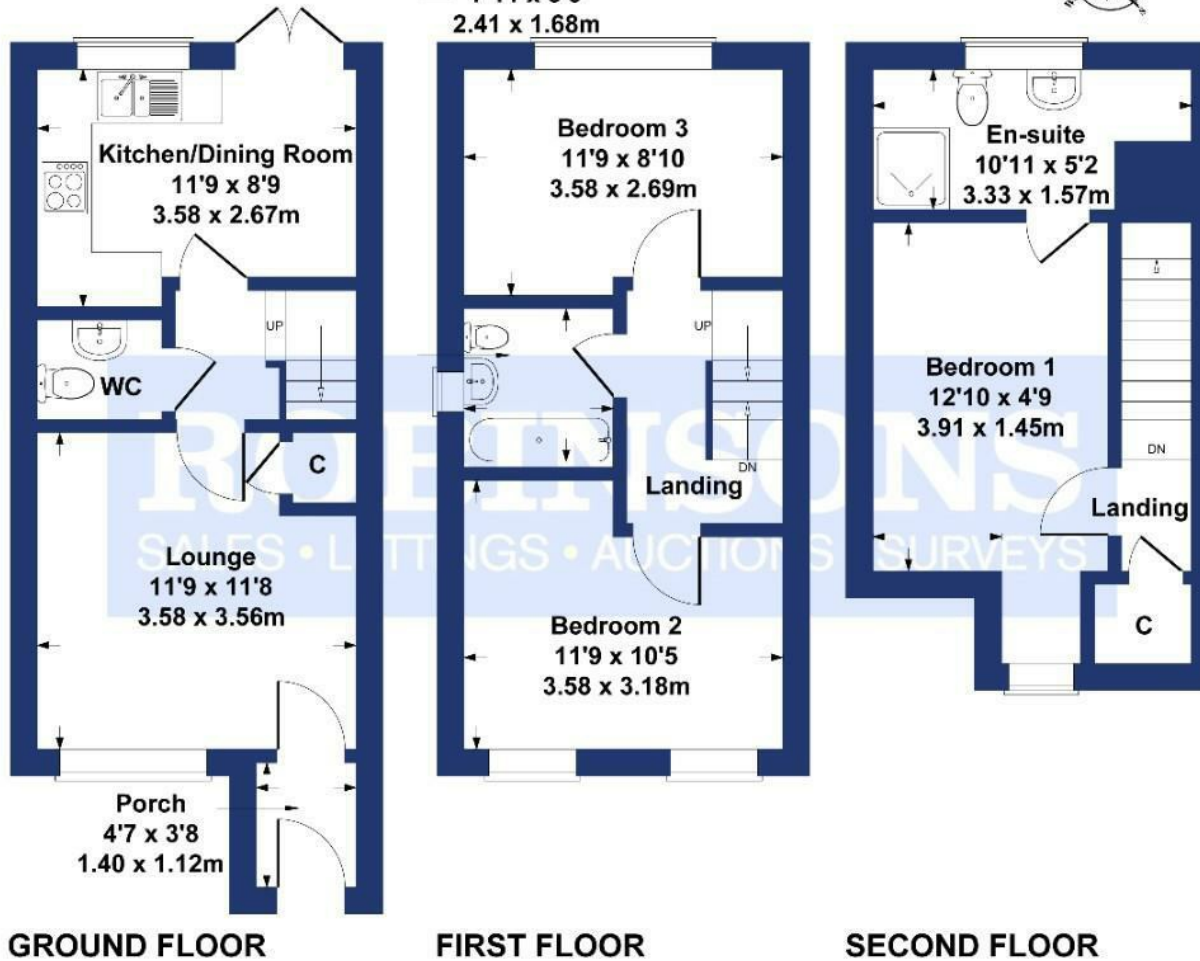
Energy Rating: B

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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 authorities. Robinsons cannot accept liability for any information provided.

Gresley Drive

Approximate Gross Internal Area
849 sq ft - 79 sq m

Bathroom
7'11 x 5'6
2.41 x 1.68m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			95
(61-81) B		83	
(39-60) C			
(13-58) D			
(8-38) E			
(1-37) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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