



Coronation Avenue, DL4 2AA  
3 Bed - House  
£55,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



# Coronation Avenue , DL4 2AA

SOLD WITH NO ONWARD CHAIN

Public Notice

Address: 41, Coronation Avenue Shildon, DL4 2AA

We are acting in the sale of the above property and have received an offer of £68,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating D

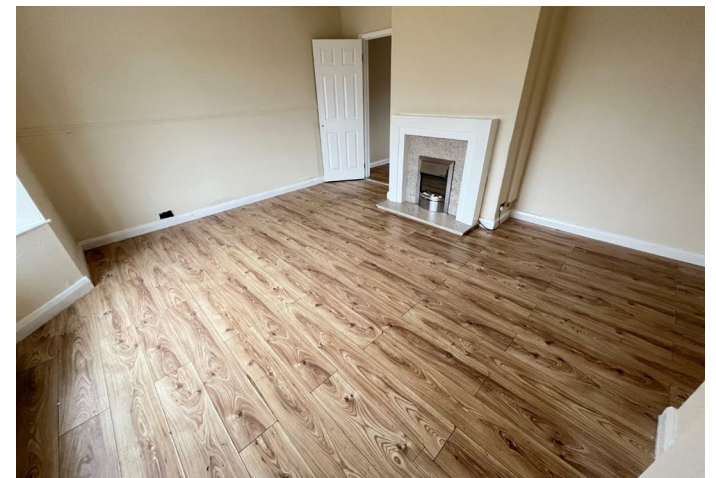
Robinsons bring to the market this spacious three bedroom semi-detached home, situated in a popular residential area of Shildon. The location offers a variety of amenities within walking distance, such as local shops, supermarkets, respected schools and leisure facilities.

The property has gas central heating and double glazing throughout with accommodation comprising: entrance hall, spacious lounge, fitted kitchen to the ground floor whilst to the first floor the accommodation features three well sized bedroom and a two piece bathroom with separate toilet.

Externally the property benefits from gardens to the front and rear.

Energy Efficiency Rating C | Council Tax Band A | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111













## **GROUND FLOOR**

### **Entrance Hall**

#### **Lounge**

15'5" x 12'4" (4.72 x 3.76)

#### **Kitchen/Dining Room**

18'11" x 9'10"/55'9" (5.77 x 3/17)

## **FIRST FLOOR**

### **Landing**

#### **Bedroom 1**

12'3" x 10'11" (3.75 x 3.35)

#### **Bedroom 2**

10'5" x 10'4" (3.18 x 3.17)

#### **Bedroom 3**

9'3" x 7'7" (2.84 x 2.32)

### **Bathroom**

## **EXTERNAL**

### **AGENTS NOTES**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 9Mbps, Superfast 80Mbps , Ultrafast 1000

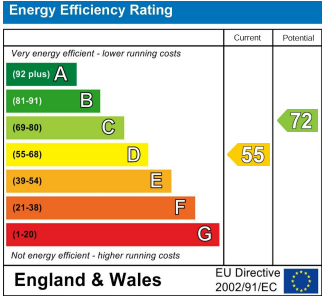
Mobile Signal/Coverage: Average - good

Tenure: Freehold

Council Tax: Durham County Council, Band A- Approx. £1469 (min)

Energy Rating: C

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 appropriate authorities. Robinsons cannot accept liability for any information provided.



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.

