



Hackworth Road, DL4 1LX
2 Bed - Bungalow - Detached
£249,950

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Hackworth Road , DL4 1LX

Robinsons have the pleasure of offering to the sales market, with NO FORWARD CHAIN, this extended two-bedroom detached bungalow, occupying a generous plot within a pleasant cul-de-sac in Shildon. The property benefits from a driveway, garage and beautifully established rear garden, and has been exceptionally well maintained and thoughtfully improved by the current owners.

The accommodation is warmed by gas central heating and benefits from UPVC double glazing throughout. Internally, the property comprises a welcoming entrance hallway, spacious lounge with attractive bay window to the front aspect, and a separate dining room featuring a range of fitted storage cupboards, integral fridge/freezer and ample space for a dining table. French doors lead from the dining room into the impressive sun room extension, which enjoys pleasant views over the rear garden.

The modern kitchen is fitted with a comprehensive range of wall, base and drawer units, complemented by a range of integral appliances including oven, microwave/grill, four-ring hob, washing machine, fridge and dishwasher.

There are two well-proportioned bedrooms, both benefiting from a range of fitted wardrobes and storage cupboards. The main bedroom is particularly spacious and features a bay window overlooking the front aspect.

Completing the internal accommodation is a recently refitted shower room, fitted with a modern three-piece suite comprising a walk-in shower enclosure with mains-fed waterfall shower, wash hand basin set within a vanity unit and WC.













Outside

Externally, the property benefits from a driveway and detached garage to the side, together with a well-maintained front garden. To the rear is a particularly impressive, enclosed garden which has been lovingly established and maintained. The garden features mature trees, established hedging, attractive flower beds, lawned areas and patio seating areas, together with space for a greenhouse and a garden pond. The garden enjoys an excellent degree of privacy, being largely free from direct overlooking, and provides a superb setting for outdoor entertaining, family gatherings or simply relaxing.

Location

Hackworth Road is situated within a pleasant residential cul-de-sac in Shildon, conveniently located for a range of local shopping amenities, bus links and schooling.

Viewing

An internal viewing is highly recommended to fully appreciate the accommodation, generous plot and beautifully established gardens on offer.

AGENTS NOTES

Council Tax: Durham County Council, Band C - Approx. £2,331 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

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 – 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.

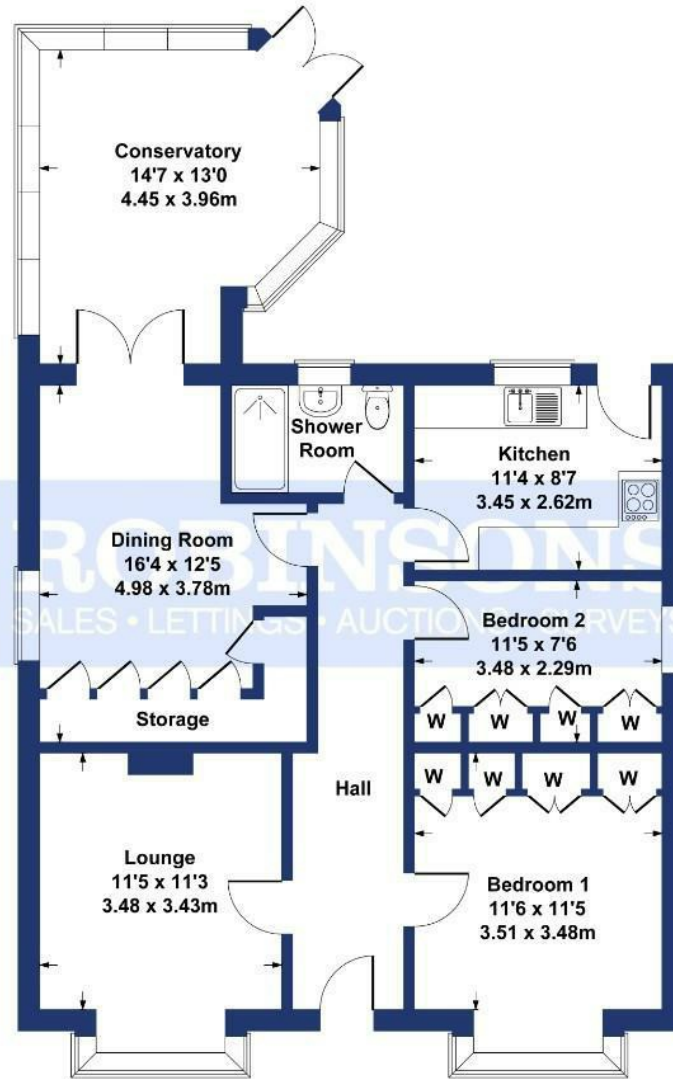
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



Hackworth Road Shildon

Approximate Gross Internal Area
1035 sq ft - 96 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		
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		
(81-81) 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	

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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





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