



Holly Hill, S, DL4 2DB
2 Bed - House - Semi-Detached
£80,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Nestled in the charming cul-de-sac of Holly Hill, Shildon, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property is ideally situated close to local amenities and transport links, making it an excellent choice for those seeking easy access to the surrounding area.

Upon entering, you will find a welcoming lounge/dining room that provides a warm and inviting space for relaxation and entertaining. The house boasts two generously sized double bedrooms, ensuring ample space for rest and personalisation. The well-appointed bathroom caters to all your needs, making daily routines a breeze.

One of the standout features of this property is the additional loft space, which has been thoughtfully boarded and lined. This versatile area can be accessed via a staircase from the landing, offering potential for a home office, playroom, or extra storage.

Outside, the property benefits from gardens to both the front and rear, providing a lovely outdoor space for gardening, leisure, or simply enjoying the fresh air. This semi-detached house is not only a comfortable home but also a fantastic opportunity for those looking to settle in a friendly neighbourhood.

In summary, this two-bedroom semi-detached house in Holly Hill is a wonderful prospect for first-time buyers, small families, or anyone seeking a peaceful yet accessible location. With its appealing features and proximity to essential amenities, it is sure to attract considerable interest.

To arrange a viewing please call Robinsons on 01388 458111

GROUND FLOOR

Entrance Hall

Lounge/Dining Room

18'10" x 10'11" (5.76 x 3.33)

Kitchen

11'5" x 8'11" (3.49 x 2.74)

FIRST FLOOR

Landing

Bedroom 1

13'9" x 9'5" (4.20 x 2.88)

Bedroom 2

11'3" x 9'2" (3.43 x 2.80)

Bathroom

Loft Storage

20'5" x 7'5" (6.23 x 2.27)

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 8 Mbps, Superfast 52 Mbps, Ultrafast 1000Mbps

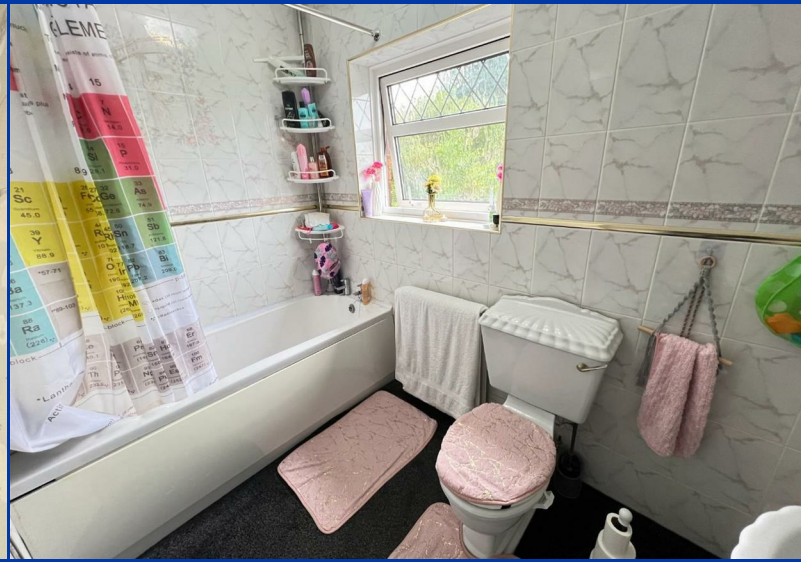
Mobile Signal/Coverage: Average-Good

Tenure Freehold

Council Tax: Durham County Council, Band A- Approx. £1701 (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



OUR SERVICES

Mortgage Advice

Conveyancing

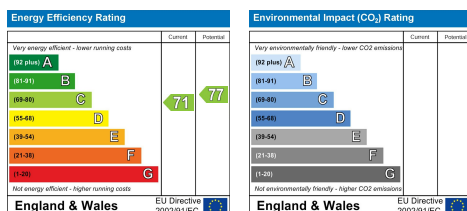
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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@robinsonscsls.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

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.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

SALES • LETTINGS • AUCTIONS

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