Burnie Gardens, DL4 1ND
3 Bed - House - End Terrace
£80,000

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Burnie Gardens
, DL4 1ND

Robinsons are delighted to offer to the sales market this spacious three bedroom home with gardens to the front, side and rear. The house should prove to be a fantastic purchase for a number of buyers, including families, first time purchasers and those buyers looking for a convenient location being walking distance of Shildon town centre. The house is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway, lounge with bay window to the front aspect, dining room leading to the kitchen with large pantry cupboard.

To the first floor there are three well-proportioned bedrooms, a family bathroom and separate WC.

Outside the gardens are enclosed and have two patio areas, at the rear there are three brick built storage sheds.

The property is well positioned on Burnie Gardens in a pleasant cul-de-sac and is within walking distance of Shildon's shopping amenities, healthcare facilities and bus links.

Contact Robinsons for further information and to arrange an internal viewing.

Kitchen

Relax

AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1,748p.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

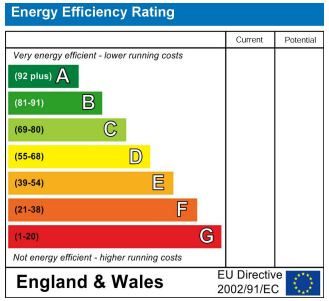
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
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 – Nothing in the local area . 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Burnie Gardens Shildon

Approximate Gross Internal Area
985 sq ft - 92 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

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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