
HUNTERS®
HERE TO GET you THERE
8 Maple Avenue, Shildon, County Durham, DL4 2AG

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## £625 Per Month

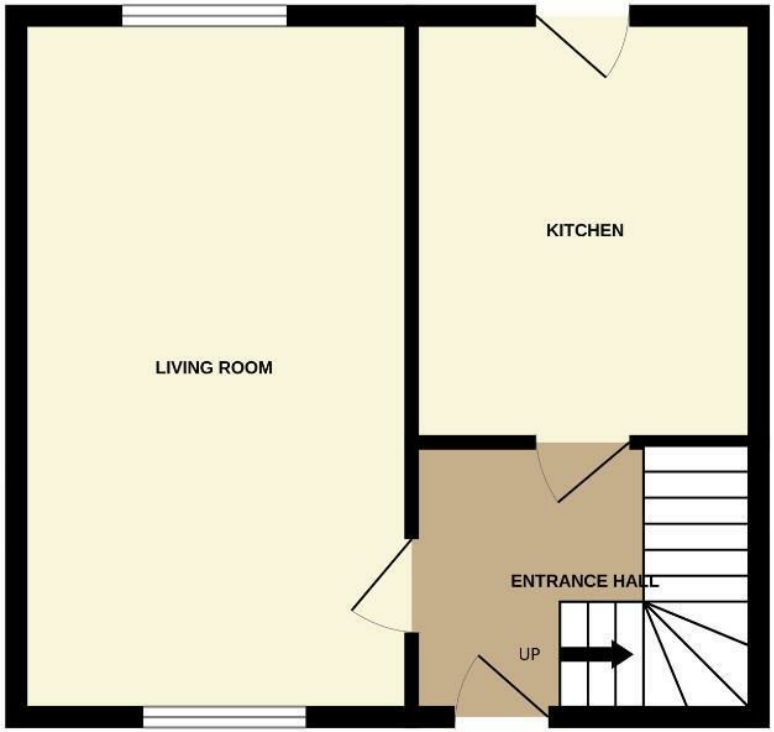
Two bedroomed, semi-detached property situated on Maple Avenue in Shildon offered to the market to let. Located only a short distance from local amenities including primary schools, local shops, convenience stores and restaurants, whilst further facilities are located in the nearby town Bishop Auckland and ever expanding Tindale retail park which both offer supermarkets, retail shops, food outlets as well as secondary schools and the new cinema/bowling and shopping complex. There is an extensive public transport system in the area via both bus and rail, whilst the A689 is close by for commuters.

In brief the property comprises; an entrance hall leading into the living room and kitchen to the ground floor. Whilst the first floor contains the two double bedrooms and the family bathroom. Externally the property has a small garden to the front along with on street parking available, whilst to the rear there is a good size low maintenance garden.

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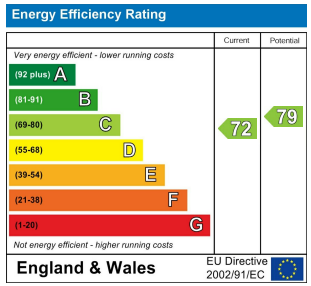
GROUND FLOOR

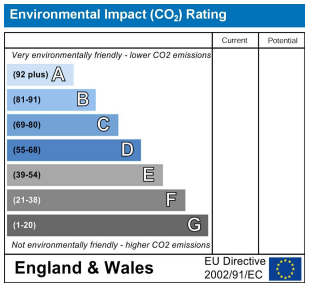



1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Living Room**
18" x 12'11"
Spacious and bright living room, providing ample space for furniture and dual aspect windows providing lots of natural light.

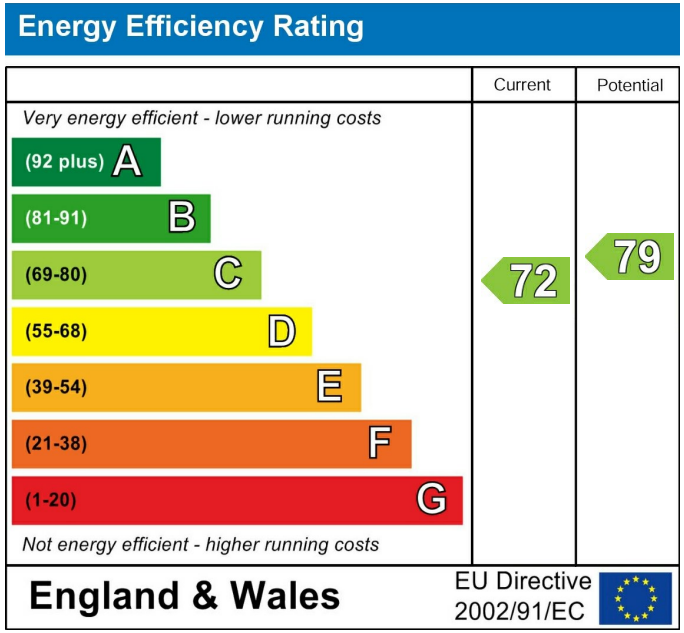
**Kitchen**
11'4" x 9'2"
The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer unit. Fitted with an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

**Master Bedroom**
16'11" x 9'4"
The master bedroom provides space for a king sized bed, further furniture, built in wardrobe and window to the front elevation.

**Bedroom Two**
11'5" x 9'1"
The second bedroom is another double bedroom with fitted wardrobes and window to the rear elevation.

**Bathroom**
6'6" x 5'5"
The bathroom is fitted with a panelled bath, WC and wash hand basin.

**External**
Externally the property has a small garden to the front along with on street parking available, whilst to the rear there is a good size low maintenance garden.




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.















