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Albert Street Shildon, County Durham, DL4 2DW

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Price £80,000

Beautifully presented three bedroomed mid-terrace family home located on Albert Street, Shildon. The property is move-in ready featuring recent renovations throughout including a new boiler, kitchen and bathroom making it an ideal purchase for first time buyers, growing families or investors alike. Positioned just a short distance from the town centre providing access to a range of amenities including local shops, cafes, restaurants, primary schools and healthcare services. Nearby, Bishop Auckland and Tindale Crescent retail park allow access to further amenities such as supermarkets, retail stores, high street shops and secondary schools. There is also an extensive public transport system which allows for access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham, Newcastle and York.

In brief, the property comprises; an entrance hall leading through into the living room, dining room, kitchen and utility room to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property has on street parking to the front, whilst to the rear there is a low maintenance enclosed yard with gated access to the rear lane.

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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Living Room

14'4" x 13'1"

Bright and spacious living room located to the front of the property offering lots of space for furniture, benefiting from neutral decor and a large bay window allowing lots of natural light.

Dining Room

17'0" x 14'2"

Another substantial reception room offering plenty of space for a dining table, chairs and additional furniture, with neutral decor and large window to the rear elevation.

Kitchen

14'5" x 7'0"

The modern kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splashbacks and inset sink along with an integrated electric oven, hob and overhead extractor hood.

Utility Room

7'4" x 6'0"

The utility room provides space for additional storage as well as a washing machine/dryer. Door to the side leading into the yard.

Master Bedroom

14'3" x 11'9"

Generously sized master bedroom with ample space for a king-sized bed and further furniture, fitted shelving and storage cupboards, neutral decor and dual windows to the front elevation.

Bedroom Two

10'11" x 10'9"

Another well proportioned double bedroom with neutral decor and fitted storage. Window to the front elevation.

Bedroom Three

10'9" x 6'1"

Spacious single bedroom with neutral decor and window to the front elevation.

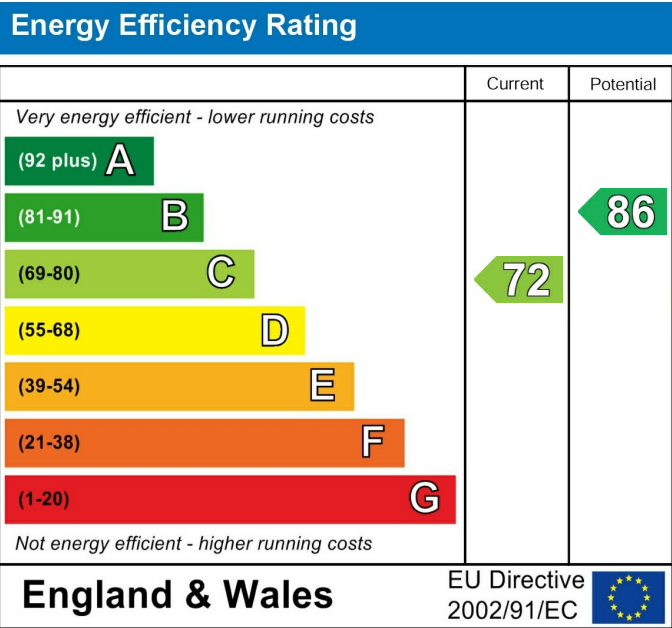
Bathroom

6'4" x 5'10"

The family bathroom has been recently renovated with a corner shower cubicle, heated towel rail, WC and wash hand basin.

External

Externally the property has on street parking to the front, whilst to the rear there is a low maintenance enclosed yard with gated access to the rear lane.



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.



