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West Lodge, 109 Main Street, Shildon, County Durham, DL4
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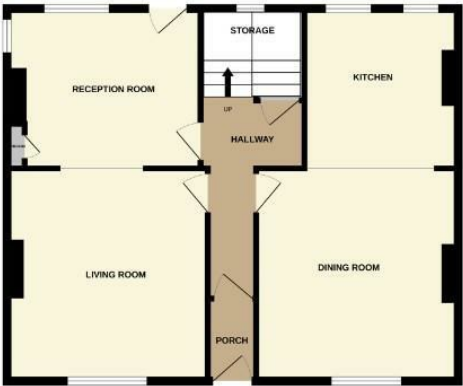
Offers In Excess Of £99,000

Stunning double fronted three bed family home pleasantly positioned on Main Street in Shildon. This spacious property has maintained a lot of traditional features paired perfectly with the modern upgrades including kitchen and bathroom. Situated just a short distance from local amenities including schools, shops, cafes and independent stores. There is an extensive public transport system in the area providing access to neighbouring towns and villages as well as further afield including Durham and Darlington. The A688 is close by leading to the A1(M).

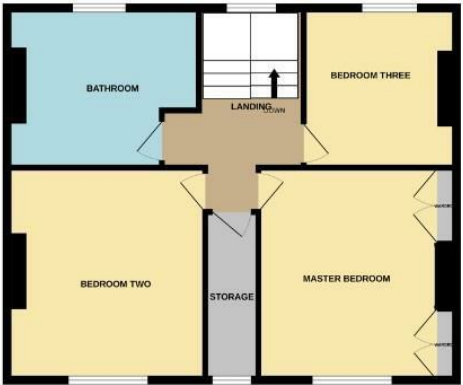
In brief this property comprises; entrance hallway, living room, second reception room and kitchen/dining room to the ground floor whilst the first floor accommodates the three good sized bedrooms, storage room and modern bathroom. To the front is a small enclosed garden and small yard area to the rear

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GROUND FLOOR

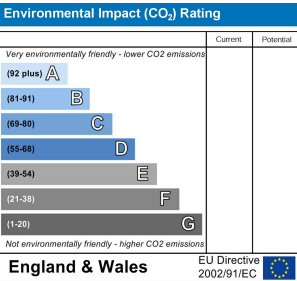
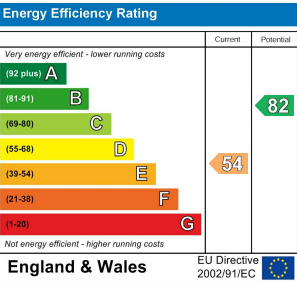


FIRST FLOOR



WEST LODGE, MAIN STREET

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropax 6/2023



Living Room

14'1" x 13'1"

Spacious main reception room located to the front elevation with bay window and open plan with an additional reception room.

Reception Room

10'5" x 13'5"

Open plan with the living room providing additional space for furniture and windows to the side and rear.

Dining Room

14'3" x 12'9"

Located to the front elevation and open plan with the kitchen this room has ample space for a large table with chairs.

Kitchen

10'8" x 10'3"

Modern kitchen fitted with a range of wall, drawer and base units, complementing work surfaces and integrated appliances including electric oven and hob.

Master Bedroom

14'2" x 12'1"

Generous king sized bedroom with fitted wardrobes for storage and large window to the front providing natural light.

Bedroom Two

14'1" x 13'1"

An additional spacious king sized room with window to the front and plenty of space for furniture.

Bedroom Three

10'3" x 10'5"

The third bedroom is a good sized double room with ample space for furniture.

Storage Room

3'3" x 11'5"

Storage room with window

Bathroom

10'4" x 13'1"

Modern bathroom fully tiled and fitted with a free standing bath, shower cubicle, low level WC and wash hand basin.

External

Externally to the front is a small enclosed garden with lawn and well established flowers and shrubs. To the rear parking is available.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

