
HUNTERS®
HERE TO GET you THERE
17 Albion Avenue, Shildon, DL4 1ER

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Offers Over £55,000

Three bedroomed, mid terrace property located on Albion Avenue in Shildon. Its located in a residential area close to the town centre only a short distance from local amenities, including a primary school, convenience stores and local shops. There is an extensive public transport system in the area via both bus and rail providing frequent access to the neighbouring towns and villages which have a further array of amenities available. The A689 is close by and leads to the A1(M) both North and South ideal for commuters.

In brief the property comprises; an entrance hall leading into living room, dining room, kitchen and bathroom to the ground floor. The first floor contains the master bedroom and two further spacious bedrooms. Externally the property has on street parking available to the front along with a small courtyard. Whilst to the rear there is an enclosed yard with gated access into the back lane.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

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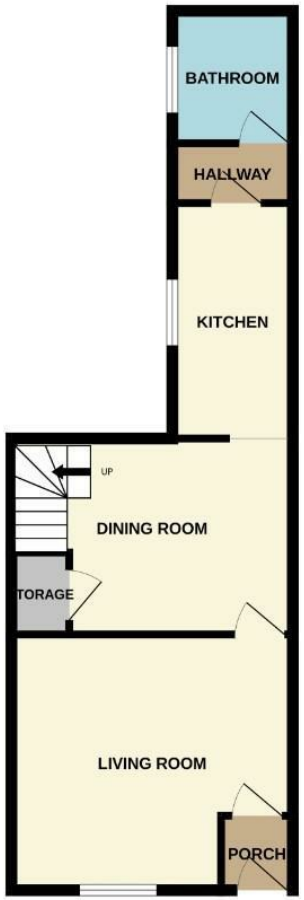
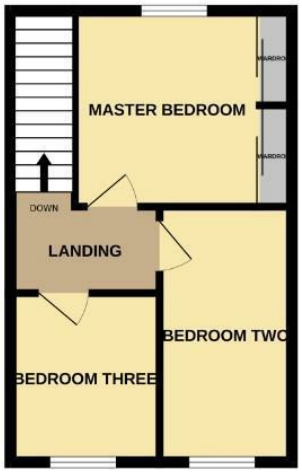
GROUND FLOOR



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, emission 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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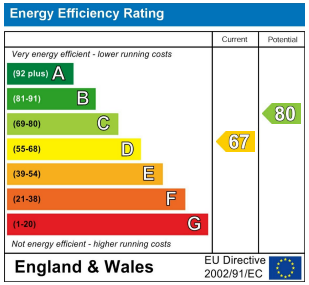
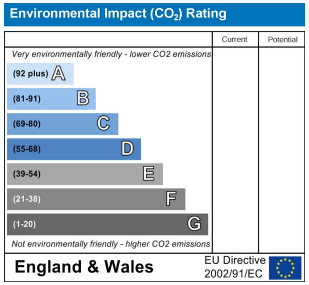




Living Room
14'1" x 12'9"
The living room is located to the front of the property, with space for a gas fire, feature surround and large window to the front elevation.

Dining Room
14'1" x 9'10"
The dining room is another good size reception room with space for a table and chairs, further furniture and window to the rear elevation.

Kitchen
11'9" x 6'0"
The kitchen contains a range of wood effect wall, base and drawer units, contrasting 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.

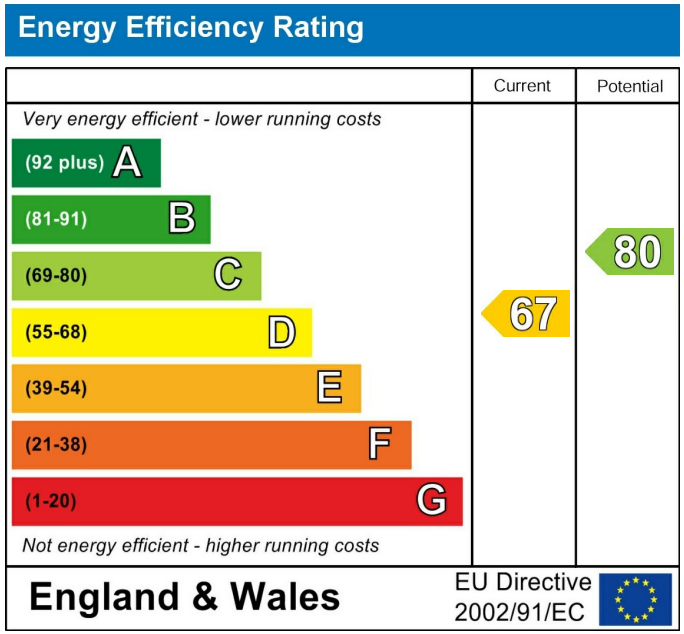
Bathroom
6'6" x 6'0"
The bathroom is fitted with a panelled bath, WC and wash hand basin.

Master Bedroom
9'10" x 8'10"
The master bedroom is a generous double bedroom with space for a king sized bed, further furniture and benefits from fitted wardrobes. Window to the rear elevation.

Bedroom Two
13'1" x 6'6"
The second bedroom is a double room with window to the front elevation.

Bedroom Three
9'5" x 7'2"
The third bedroom is a single room with window to the front elevation.

External
Externally the property has on street parking available to the front along with a small courtyard. Whilst to the rear there is an enclosed yard with gated access into the back 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.















