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Wesley Crescent Shildon, DL4 1NQ

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Price £85,000

Modern, spacious two bed terraced family home, pleasantly positioned on Wesley Crescent in Shildon. Complete with large front garden, off street parking, enclosed rear yard and refurbished throughout, this property is ideal for a variety of buyers. The property has been extensively updated, together with new carpets and decor throughout. Located just a short distance from local amenities, including shops, independent stores and cafes. There is a regular bus service through the town, as well as a train station in Shildon, which both provide access to further afield towns and villages. The A689 is nearby and leads to the A1(M) both North and South.

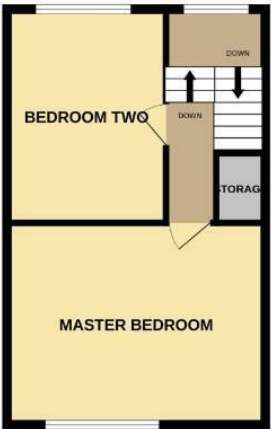
In brief the property comprises; the living room, dining room, kitchen and family bathroom to the ground floor. Whilst the first floor contains the two spacious bedrooms. The loft has been fully boarded and has lighting ideal for storage. Externally the property has a large lawned garden to the front, along with a gravelled driveway providing off street parking. To the rear there is an enclosed yard with gated access into the back lane.

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GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.




1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 sq.m.) approx.

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.

Made with Metropix C2025

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

Bright and spacious living room located to the front of the property, with neutral decor, new carpets and window to the front elevation.

Dining Room

The second reception room is another good size with space for a table and chairs further furniture and window to the rear elevation.

Kitchen

The kitchen is fitted with a new range of wall, base and drawer units, complimenting work surfaces and sink/drainers unit. Fitted with an integrated oven and hob along with space for further freestanding appliances.

Master Bedroom

The master bedroom provides space for a king sized bed, further furniture and window to the front elevation.

Bedroom Two

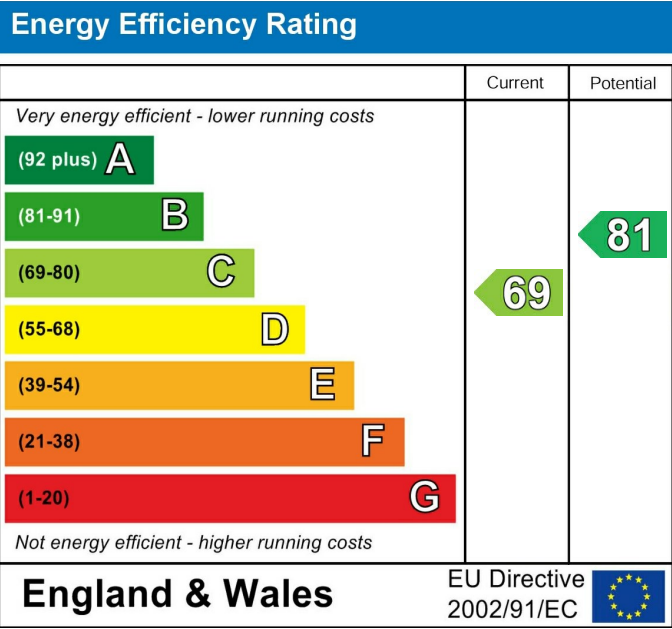
The second bedroom is another spacious double bedroom with window to the rear elevation.

Bathroom

The bathroom is fitted with new suite, containing a panelled bath with overhead shower, WC and wash hand basin. Opaque window to the side elevation.

External

Externally the property has a large lawned garden to the front, along with a gravelled driveway providing off street parking. 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.





