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Maple Avenue Shildon, Durham, DL4 2AQ



# Maple Avenue Shildon, Durham, DL4 2AQ

£90,000

Two bedroomed, semi detached property located on Maple Avenue in Shildon. The current owners have previously had planning permission to add a dropped curb to create off street parking for at least two cars. The property is 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 shopping complex which opened in 2024. There's 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 large living room and kitchen to the ground floor. The first floor contains the master bedroom, second double bedroom and bathroom. Externally the the property has a lawned garden to the front and rear as well as on street parking available.

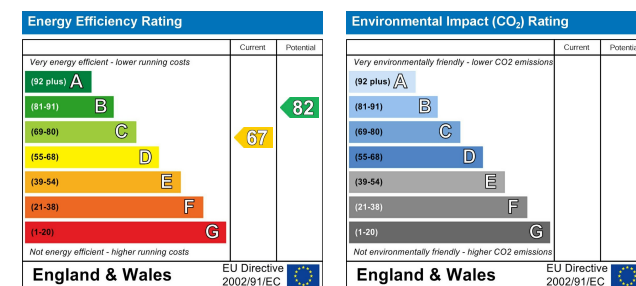
Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582  
bishopauckland@hunters.com | www.hunters.com

A floor plan of a house with a thick black border. The plan is divided into three main areas: a large yellow 'LIVING ROOM' on the left, a yellow 'KITCHEN' on the top right, and a brown 'ENTRANCE HALL' on the bottom right. The entrance hall contains a staircase with an arrow pointing 'UP'. There are several doors: one from the living room to the entrance hall, one from the kitchen to the entrance hall, and one from the entrance hall to the living room. There are also windows: one in the living room, one in the kitchen, and one in the entrance hall.

The floor plan for the second floor includes the following areas and features:

- BEDROOM TWO**: A large yellow rectangular room on the left side of the plan.
- MASTER BEDROOM**: A large yellow rectangular room at the bottom left of the plan.
- BATHROOM**: A light blue rectangular room located at the top right.
- LANDING**: A tan-colored central area that provides access to the bedrooms, bathroom, and stairs.
- STORAGE**: Three small grey rectangular areas, each labeled "STORAGE", located near the top wall of Bedroom Two, the top wall of the Landing, and along the wall between the Landing and the Master Bedroom.
- DOWN**: A black arrow pointing downwards from the Landing area towards a set of stairs, indicating the direction to the lower floor.

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### Living Room

18'9" x 11'2"

Bright and spacious living room, with neutral decor, gas fire with feature surround, ample space for furniture and dual aspect windows providing lots of natural light.

### Kitchen

11'4" x 9'0"

The kitchen is fitted with a range of modern wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainers unit. Fitted with an integrated oven, microwave, hob, fridge and overhead extractor along with space for further free standing appliances.

### Master Bedroom

16'11" x 9'6"

The master bedroom provides space for a king sized bed, with built in wardrobes and window to the front elevation.

### Bedroom Two

11'3" x 9'2"

The second bedroom is another double bedroom with storage cupboard and window to the rear elevation.

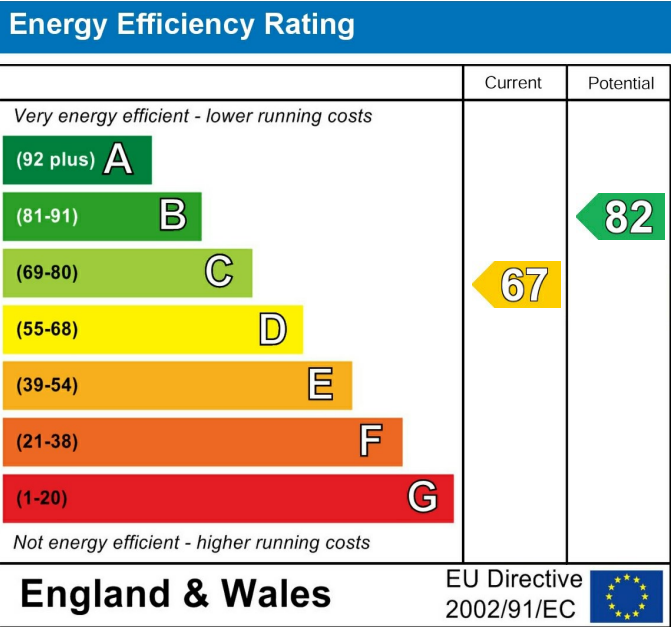
### Bathroom

6'4" x 5'4"

The family bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

### External

Externally the the property has a lawned garden to the front and rear with two storage sheds, as well as on street parking available to the front.



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.











