



ROSEDALE CRESC.

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Rosedale Crescent Shildon, County Durham, DL4 2AW

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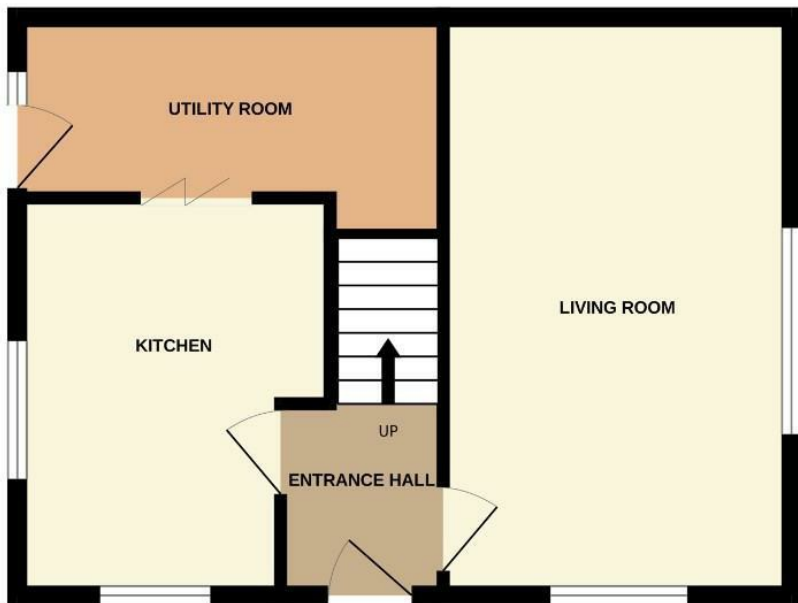
Offers In Excess Of £80,000

Two bedroomed, semi detached property offered for sale with no onward chain located on Rosedale Crescent in Shildon. 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. There's an extensive public transport system in the area via both bus and rail, whilst the A689 is close by for commuters.

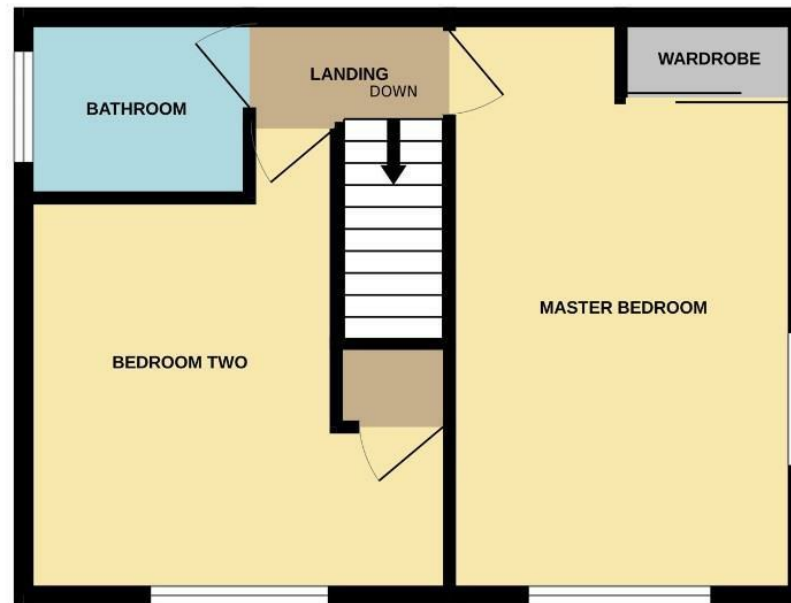
In brief the property comprises; an entrance hall leading into the living room, kitchen and utility room to the ground floor. The first floor contains the master bedroom, second bedroom and the family bathroom. Externally the property has a lawned garden to the front, whilst to the rear there is an enclosed courtyard.

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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		
(69-80) C		
(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

17'2" x 10'4"

Spacious living room providing ample space for furniture, neutral decor and dual aspect windows providing lots of natural light.

Kitchen

11'1" x 9'2"

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

Utility Room

12'7" x 5'4"

The utility room provides additional storage along with room for further appliances.

Master Bedroom

14'4" x 10'4"

The master bedroom provides space for a king sized bed, further furniture and dual aspect windows provide lots of natural light.

Bedroom Two

12'5" x 11'1"

The second bedroom is a further spacious double bedroom.

Bathroom

6'8" x 5'4"

The bathroom contains a panelled bath with overhead shower, WC and wash hand basin.

External

Externally the property has a lawned garden to the front, whilst to the rear there is an enclosed courtyard.

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.





