

# HUNTERS<sup>®</sup>

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## Lime Grove

Shildon, DL4 2BA

Price £140,000



Four bedroomed, extended family home located on Lime Grove in Shildon. Ideal for investors or first time buyers alike. 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, dining room, kitchen and cloakroom to the ground floor. Whilst the first floor contains the master bedroom, three further spacious bedrooms and family bathroom. Externally the property has a low maintenance garden to the front and rear along with gated access ideal for off street parking.



**Living Room 15'3" x 12'3" (4.65m x 3.75m)**

Bright and spacious living room living located to the front of the property, with ample space for furniture, neutral decor and window to the front elevation.

**Dining Room 18'9" x 10'9" (5.74m x 3.3m)**

The dining room is a another good size reception room with space for a dining table and chairs, further furniture and access leading into the kitchen.

**Kitchen 15'1" x 8'2" (4.6m x 2.5m)**

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

**Cloakroom**

Fitted with a WC and wash hand basin.

**Master Bedroom 12'3" x 10'9" (3.74m x 3.3m)**

The master bedroom is a spacious double bedroom with space for further free standing furniture and window to the front elevation.

**Bedroom Two 11'9" x 8'8" (3.6m x 2.66m)**

The second bedroom is another double bedroom, with fitted wardrobes and window to the rear elevation.

**Bedroom Three 10'9" x 9'5" (3.29m x 2.89m )**

The third bedroom is a double bedroom with fitted wardrobes and window to the side elevation.

**Bedroom Four 9'3" x 7'6" (2.83m x 2.29m)**

The fourth bedroom is a single room with window to the front elevation.

**Bathroom 9'4" x 5'10" (2.86m x 1.8m)**

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

**External**

Externally the property has a low maintenance garden to the front and rear along with gated access ideal for off street parking.

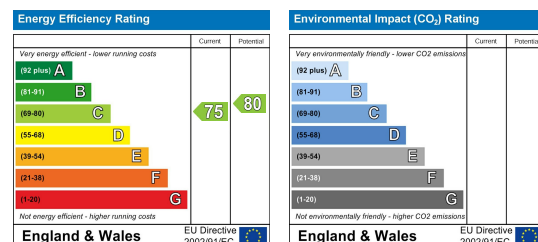
## Area Map



## Floor Plans



## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.

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