Byerley Road Shildon, DL4 1HW

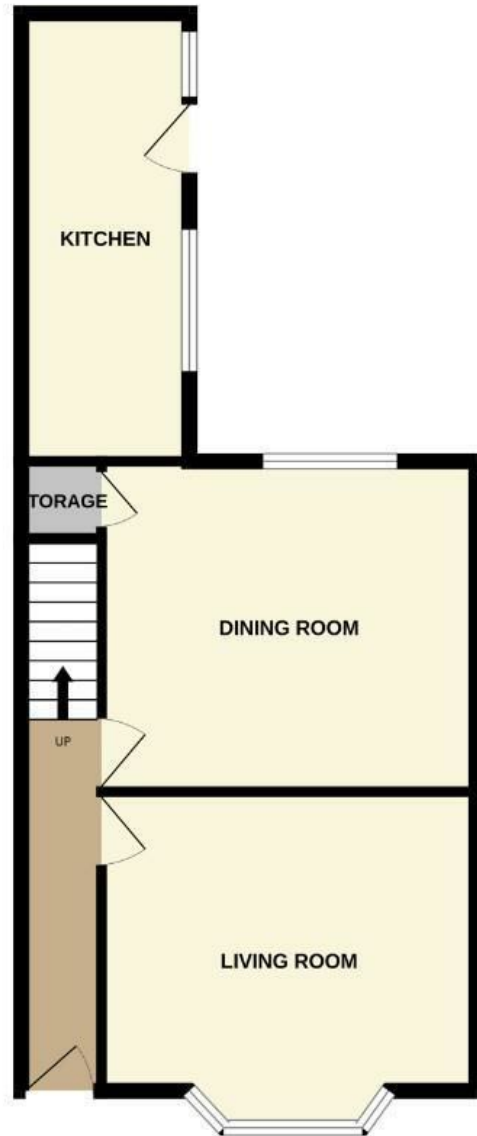# 212 Byerley Road, Shildon, DL4 1HW

Price £70,000

Offered to the market with no onward chain is this two bedroomed, mid terrace property posing the perfect opportunity for both first time buyers and investors alike. Pleasantly situated on Byerley Road, Shildon, the property is in a prime town centre location allowing easy access to local amenities including primary schools, convenience stores, local shops, cafes and restaurants all within the village. There is an extensive public transport system in the area via bus and rail allowing for access to neighbouring towns and villages. Bishop Auckland and Newton Aycliffe provide access to facilities such as secondary schools, supermarkets, retail stores and high street shops. The A6072 is close by leading to the A1(M) ideal for commuters.

In brief, the property comprises; an entrance hall leading into the living room, dining room, kitchen and cloakroom to the ground floor. The first floor consists of the master bedroom, second double bedroom and family bathroom. Externally, the property has a walled garden and on street parking available to the front, with an enclosed yard to the rear which has access into the rear lane. Over the lane, the property also benefits from an additional plot of land with both paved and lawned areas which can be used as an additional garden space, or could be transformed into a generously sized allotment.

GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.

1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.

KITCHEN

STORAGE

DINING ROOM

UP

LIVING ROOM

BATHROOM

STORAGE

WC

DOWN

BEDROOM TWO

DOWN

STORAGE

MASTER BEDROOM

TOTAL FLOOR AREA : 984 sq.ft. (91.4 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 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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Kitchen

Galley style kitchen located to the rear of the property with wood effect wall, base and drawer units, complementing work surfaces, sink/drainer, integrated electric oven and hob. Space is available for further free standing appliances, along with plumbing for a washing machine and patio leading into the rear yard.

Living Room

Bright reception room located to the front of the property with neutral decor, feature fire surround and large bay window providing plenty of natural light.

Dining Room

A well-sized second reception room with plenty of space for a dining table and chairs, with neutral decor and window to the rear elevation.

Cloakroom

The downstairs cloakroom is fitted with a wash hand basin, WC and frosted window.

Master Bedroom

Generously sized master bedroom with plenty of space for a king-sized bed and further furniture with neutral decor and window to the front elevation.

Bedroom Two

The second bedroom is another well-sized room with space for a double bed and further furniture with neutral decor and window to the rear elevation.
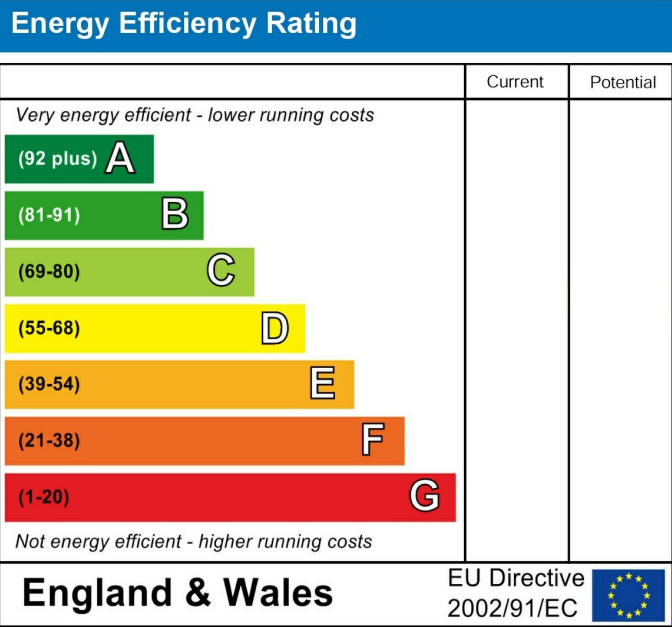
Bathroom

The family bathroom is fitted with a panelled bath with overhead electric shower, wash hand basin and frosted window to the side elevation.

External

Externally, the property has a walled garden and on street parking available to the front, with an enclosed yard to the rear which has access into the rear lane.

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